

**Criteria**

**Event Number** RFP26-011  
**Event Title** Parking Management Services

**Vendors**

Committee Member	Committee Evaluation Member Name	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
1	Jeff Lantz	55.00	85.00	78.00	99.00	0.00	81.00	72.00	78.00
2	Maribel Rodriguez	40.00	70.00	40.00	100.00	0.00	65.00	27.00	15.00
3	Suzette Sibble	77.00	85.00	68.00	96.00	0.00	89.00	64.00	71.00
4	Rob McCaughan	83.00	80.00	79.00	95.00	0.00	70.00	73.00	72.00
5	Dr. Tammy Good	72.00	81.00	77.00	90.00	0.00	72.00	72.00	66.00
<b>Total</b>		<b>255.00</b>	<b>320.00</b>	<b>265.00</b>	<b>390.00</b>	<b>0.00</b>	<b>305.00</b>	<b>236.00</b>	<b>236.00</b>
<b>Rank</b>		<b>5</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>6</b>	<b>6</b>

Criteria	Total Potential Points	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
Proposer's Qualifications and Experience	30	20	28	30	30	Not Responsive	20	20	20
Technical Approach and Operational Plan	25	15	22	20	25	Not Responsive	25	22	20
Financial Proposal	30	10	25	20	29	Not Responsive	26	20	28
Recommended Operational Improvements & Transition Plan	10	10	10	8	10	Not Responsive	10	10	10
Local Vendors Program	5	0	0	0	5	Not Responsive	0	0	0
<b>Total</b>	<b>100.0</b>	<b>55.0</b>	<b>85.0</b>	<b>78.0</b>	<b>99.0</b>	<b>0.0</b>	<b>81.0</b>	<b>72.0</b>	<b>78.0</b>
<b>Rank</b>		<b>7</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>6</b>	<b>4</b>

Evaluation Committee Member:

Jeff Lantz

**I confirm that I have reviewed the scores above and verified their accuracy.**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
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Criteria	Total Potential Points	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
Proposer's Qualifications and Experience	30	10	20	20	30	Not Responsive	20	15	0
Technical Approach and Operational Plan	25	10	20	10	25	Not Responsive	15	10	5
Financial Proposal	30	10	20	5	30	Not Responsive	20	1	5
Recommended Operational Improvements & Transition Plan	10	10	10	5	10	Not Responsive	10	1	5
Local Vendors Program	5	0	0	0	5	Not Responsive	0	0	0
<b>Total</b>	<b>100.0</b>	<b>40.0</b>	<b>70.0</b>	<b>40.0</b>	<b>100.0</b>	<b>0.0</b>	<b>65.0</b>	<b>27.0</b>	<b>15.0</b>
<b>Rank</b>		<b>4</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>3</b>	<b>6</b>	<b>7</b>

Evaluation Committee  
Member: Maribel Rodriguez

**I confirm that I have reviewed the scores above and verified their accuracy.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
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Criteria	Total Potential Points	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
Proposer's Qualifications and Experience	30	18	30	25	30	Not Responsive	24	20	18
Technical Approach and Operational Plan	25	25	23	23	25	Not Responsive	25	23	18
Financial Proposal	30	24	25	15	28	Not Responsive	30	15	28
Recommended Operational Improvements & Transition Plan	10	10	7	5	8	Not Responsive	10	6	7
Local Vendors Program	5	0	0	0	5	Not Responsive	0	0	0
<b>Total</b>	<b>100.0</b>	<b>77.0</b>	<b>85.0</b>	<b>68.0</b>	<b>96.0</b>	<b>0.0</b>	<b>89.0</b>	<b>64.0</b>	<b>71.0</b>
	<b>Rank</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>8</b>	<b>2</b>	<b>7</b>	<b>5</b>

Evaluation Committee  
Member: Suzette Sibble

**I confirm that I have reviewed the scores above and verified their accuracy.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
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Criteria	Total Potential Points	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
Proposer's Qualifications and Experience	30	30	25	28	28	Not Responsive	24	25	24
Technical Approach and Operational Plan	25	25	20	25	22	Not Responsive	20	22	20
Financial Proposal	30	18	27	18	30	Not Responsive	20	18	22
Recommended Operational Improvements & Transition Plan	10	10	8	8	10	Not Responsive	6	8	6
Local Vendors Program	5	0	0	0	5	Not Responsive	0	0	0
<b>Total</b>	<b>100.0</b>	<b>83.0</b>	<b>80.0</b>	<b>79.0</b>	<b>95.0</b>	<b>0.0</b>	<b>70.0</b>	<b>73.0</b>	<b>72.0</b>
<b>Rank</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>7</b>	<b>5</b>	<b>6</b>

Evaluation Committee  
Member: Rob McCaughan

**I confirm that I have reviewed the scores above and verified their accuracy.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
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Criteria	Total Potential Points	Ace Parking III, LLC	Denison Parking, Inc. (Denison Parking)	LAZ Florida Parking LLC (LAZ Karp Associates LLC)	One Parking, Inc.	ParkOps Holdings LLC	Pivot Parking, LLC	The Car Park of Florida	Universal Parking and Transportation LLC
Proposer's Qualifications and Experience	30	24	25	22	30	Not Responsive	24	23	20
Technical Approach and Operational Plan	25	20	21	23	22	Not Responsive	22	20	18
Financial Proposal	30	22	28	24	25	Not Responsive	18	23	22
Recommended Operational Improvements & Transition Plan	10	6	7	8	8	Not Responsive	8	6	6
Local Vendors Program	5	0	0	0	5	Not Responsive	0	0	0
<b>Total</b>	<b>100.0</b>	<b>72.0</b>	<b>81.0</b>	<b>77.0</b>	<b>90.0</b>	<b>0.0</b>	<b>72.0</b>	<b>72.0</b>	<b>66.0</b>
<b>Rank</b>		<b>4</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>7</b>

Evaluation Committee  
Member: Dr. Tammy Good

**I confirm that I have reviewed the scores above and verified their accuracy.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_  
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**RFP26-011 - Parking Management Services**

Proposer Ace Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	18
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	24
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Comparable Budget for what city pays now for pier garage & enforcement/meter collections (oceanside budget very high). Municipal experience (not FL). Proposed staff focused on high level company staff and said would utilize city existing staff which is incumbent staff.

S. Sibble  
 Signature of Evaluator

3/11/26  
 Date

Suzette Sibble  
 Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

RFP26-011 - Parking Management Services

Proposer Denison Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	23
6.3	Financial Proposal	0-30	25
6.4	Recommended Operational Improvements & Transition Plan	0-10	7
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Experienced firm with Fl. municipal experience.

Previously provided services to City. Good

technical approach.

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S. Sibble  
Signature of Evaluator

3/11/26  
Date

Suzette Sibble  
Printed Name

RFP26-011 - Parking Management Services

Proposer LAZ Florida Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	25
6.2	Technical Approach and Operational Plan	0-25	23
6.3	Financial Proposal	0-30	15
6.4	Recommended Operational Improvements & Transition Plan	0-10	5
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Budget for Pier Garage & Enforcement/meter collections is almost twice what City pays now. Has Florida experience. Did not provide operational recommendations (said would provide within 90 days of award).

• Didn't provide Oceanside Budget Waiver. Labor litigation

• Didn't provide Operational Impa to provide 90 day after award.

S. Sibble  
 Signature of Evaluator

3/11/26  
 Date



# EVALUATION CRITERIA

## Procurement & Contracts Department

### RFP26-011 - Parking Management Services

Proposer One Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	28
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Lowest bid. Incumbent. Overall happy with service. Adapts to events w/ staffing accommodations.

S. Sibble  
Signature of Evaluator

3/11/26  
Date

Suzette Sibble  
Printed Name



**EVALUATION CRITERIA**  
**Procurement & Contracts Department**

**RFP26-011 - Parking Management Services**

Proposer Pivot Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	24
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	30
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Comparable Budget to what city pays now. Municipal  
experience (not fr.). Proposed 20 employees which is  
high. No weekend hours. Good tech. approach.

S. Sibble  
Signature of Evaluator

3/11/26  
Date

Suzette Sibble  
Printed Name

**RFP26-011 - Parking Management Services**

Proposer The Car Park of Florida

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	23
6.3	Financial Proposal	0-30	15
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Budget almost twice as high for what City pays now for Pier Garage & Enforcement/meter collections. No Florida experience (municipal). Did not indicate who would be daily manager or supervisor onsite & experience. No robust Recommended improvements discussion.

S. Sibble  
 Signature of Evaluator

3/11/26  
 Date

Suzette Sibble  
 Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

### RFP26-011 - Parking Management Services

Proposer Universal Parking and Transportation

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	18
6.2	Technical Approach and Operational Plan	0-25	18
6.3	Financial Proposal	0-30	28
6.4	Recommended Operational Improvements & Transition Plan	0-10	7
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Teaming up w/Intrapark (valet); Comparable Budget  
Overall to what city pays now. Only provided one  
municipal reference and was not clear if any  
proposed team member worked on that client. Project  
manager only worked for port (cruise parking) and manager  
limited experience. Team roles not as clear. Light  
discussion on technical approach + imp. Enforcement exp.  
not clear.

S. Sibble  
Signature of Evaluator

3/11/26  
Date

Suzette Sibble  
Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

### RFP26-011 - Parking Management Services

Proposer Ace Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	15
6.3	Financial Proposal	0-30	10
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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Signature of Evaluator

3/11/26  
Date

JEFF LANTZ  
Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

### RFP26-011 - Parking Management Services

Proposer Denison Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	28
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	25
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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\_\_\_\_\_  
Signature of Evaluator

3/11/26  
\_\_\_\_\_  
Date

JEFF LANTZ  
\_\_\_\_\_  
Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

### RFP26-011 - Parking Management Services

Proposer Laz Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	20
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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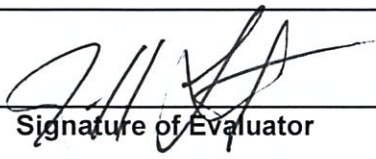
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Signature of Evaluator

3/11/26  
Date

JEFF LAW  
Printed Name



**EVALUATION CRITERIA**  
**Procurement & Contracts Department**

**RFP26-011 - Parking Management Services**

Proposer One Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	29
6.4	Recommended Operational Improvements & Transition Plan	0-10	16
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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Signature of Evaluator

3/11/20  
Date

JEFF LAWITZ  
Printed Name



**EVALUATION CRITERIA**  
**Procurement & Contracts Department**

RFP26-011 - Parking Management Services

Proposer Pivot Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	26
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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Signature of Evaluator

3/11/26

Date

JEFF LAWTC

Printed Name



# EVALUATION CRITERIA

## Procurement & Contracts Department

RFP26-011 - Parking Management Services

Proposer The Car Park

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	20
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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 Signature of Evaluator

3/11/26  
 \_\_\_\_\_  
 Date

JEFF LANTZ  
 \_\_\_\_\_  
 Printed Name



**EVALUATION CRITERIA**  
**Procurement & Contracts Department**

**RFP26-011 - Parking Management Services**

Proposer Universal Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	28
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

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Signature of Evaluator

3/11/26  
Date

JEFF LAWTZ  
Printed Name

RFP26-011 - Parking Management Services

Proposer Ace Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	10
6.2	Technical Approach and Operational Plan	0-25	10
6.3	Financial Proposal	0-30	10
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

no local lots

long standing city management in sev. cities

have maintenance app

  
 Signature of Evaluator

3/11/2026  
 Date

Maribel Rodriguez  
 Printed Name

RFP26-011 - Parking Management Services

Proposer Denison Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	20
6.4	Recommended Operational Improvements & Transition Plan	0-10	70
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

2<sup>nd</sup> lowest  
 Ft. Myers & Miami  
 verifiable ref.

  
 Signature of Evaluator

3/11/2026  
 Date

Maribel Rodriguez  
 Printed Name

RFP26-011 - Parking Management Services

Proposer LAZ Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	10
6.3	Financial Proposal	0-30	5
6.4	Recommended Operational Improvements & Transition Plan	0-10	5
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

Very high \$, expensive

too much litigation

they do sev. Fl. cities

Strong presence in Florida


  
 Signature of Evaluator

3/11/2026
  
 Date

Maribel Rodriguez
  
 Printed Name

RFP26-011 - Parking Management Services

Proposer One Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	30
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Very responsive, current vendor

lowest bid

been coming way under budget

woman-owned

pro-active instead of reactive

Maribel Rodriguez
  
 Signature of Evaluator

3/11/2026
  
 Date

Maribel Rodriguez
  
 Printed Name

RFP26-011 - Parking Management Services

Proposer Park Ops

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	0
6.2	Technical Approach and Operational Plan	0-25	0
6.3	Financial Proposal	0-30	0
6.4	Recommended Operational Improvements & Transition Plan	0-10	0
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Non-responsive

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 Signature of Evaluator

3/11/2026
  
 Date

Maribel Rodriguez
  
 Printed Name

RFP26-011 - Parking Management Services

Proposer Pivot Parkings

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	15
6.3	Financial Proposal	0-30	20
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

local but no municipal lots
  
big presence in NC but not FL,

Maribel Rodriguez      3/11/2026      Maribel Rodriguez
  
 Signature of Evaluator      Date      Printed Name

RFP26-011 - Parking Management Services

Proposer The Car Park

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	15
6.2	Technical Approach and Operational Plan	0-25	10
6.3	Financial Proposal	0-30	1
6.4	Recommended Operational Improvements & Transition Plan	0-10	1
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

In Tampa, but still far

Very expensive

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Marisel Rodriguez      3/11/2026      Marisel Rodriguez  
Signature of Evaluator      Date      Printed Name

RFP26-011 - Parking Management Services

Proposer Universal Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	0
6.2	Technical Approach and Operational Plan	0-25	5
6.3	Financial Proposal	0-30	5
6.4	Recommended Operational Improvements & Transition Plan	0-10	5
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Proposed manager - has 0 parking experience

Mention Interpark - sub-contractor?

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 Signature of Evaluator

3/11/2026
   
 Date

Maribel Rodriguez
   
 Printed Name

RFP26-011 - Parking Management Services

Proposer Ace Parking III, LLC

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	24
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	22
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

- lowest management fee; \$12,000/year but only covers Pier Garage  
↳ portion <sup>base</sup> not full parking program  
↳ \$211,650 for Pier Parking Garage operations only; ~~staffing~~  
'base' annually
- HQ in San Diego → very large firm; legal activities too long to list per proposer
- extensive experience w/ municipal garages and downtown programs
- structured management + enforcement team; intend to retain on parking staff
- very large portfolio, strong technology and analysis
- located in San Diego, CA; HQ

Dr. Tammy Good  
Signature of Evaluator

3-11-2026  
Date

Dr. Tammy Good  
Printed Name

RFP26-011 - Parking Management Services

Proposer Denison Parking, Inc

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	25
6.2	Technical Approach and Operational Plan	0-25	21
6.3	Financial Proposal	0-30	28
6.4	Recommended Operational Improvements & Transition Plan	0-10	7
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

- <sup>base</sup> annual cost \$435,953; staffing, enforcement, valet supervision, admin & reporting
- Headquarter in Indianapolis; national operator, do have local presence
- extensive experience w/ municipal parking systems and garages
- Portfolio manager + local enforcement team, good transition plan
- strong financial controls & auditing, founded 1931
- though enforcement staffing relatively small
- prior firm that managed COPB - though issues arise and due to locale, slow to respond

Dr. Tammy Good
  
 Signature of Evaluator

3-11-2026
  
 Date

Dr. Tammy Good
  
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RFP26-011 - Parking Management Services

Proposer LAZ Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	<del>22</del> 22
6.2	Technical Approach and Operational Plan	0-25	23
6.3	Financial Proposal	0-30	24
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

- Miami Beach regional office ; Florida experience
- one of the largest operators in the nation ; several litigations & complaints
- extensive municipal programs nationwide , (26) current contracts
- Strong regional staff + ambassadors + analytics tools
- existing operator familiarity, strong technology, enhancements included
- large national firm, - cost competitive
- <sup>'base cost'</sup> \$400K - \$500K est. operating cost ; includes enforcement staff, management + team equipment, and analytics platform

*Tammy Good*  
Signature of Evaluator

3-11-2026  
Date

DR. TAMMY GOOD  
Printed Name

RFP26-011 - Parking Management Services

Proposer One Parking, Inc.

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	25
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

- Pompano Beach office; HQ WPB (women-owned business)
- Direct experience managing Pompano Beach System since 2021
- local management + enforcement + garage staff
- Proven revenue growth, existing operational knowledge
- \$420K → \$500K est., includes; <sup>current</sup> operational staffing structure and program 'base' → management costs.
- helped reconfigure current garage entry/exit design for COPB Garage
- current management firm for COPB - good track record via Jeff Lantz


  
 Signature of Evaluator

3-11-2026
   
 Date

DR. TAMMY GOOD
   
 Printed Name

RFP26-011 - Parking Management Services

Proposer Pivot Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	24
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	18
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

- \$1,394,000 total operating expenses (systemwide); full staffing, enforcement  
↳ ambassadors, maintenance staff, and event staff  
~ involved in several litigation, complaints, etc.
- Ft. Lauderdale; Boutique municipal focused firm; technology driven enforcement systems
- experience w/ coastal and beach-city programs, no FL local presence
- local managers + enforcement ambassadors + event staff (20 employees) <sup>↳ too much</sup>
- proposal emphasizes "ambassador-style enforcement", focused on customer  
↳ assistance while maintaining compliance

Dr. Tammy Good  
Signature of Evaluator

3-11-2026  
Date

DR. TAMMY GOOD  
Printed Name

The Car Park of Florida RFP26-011 - Parking Management Services

Proposer TCP/Premium Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	23
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	23
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

- \$430K → \$500K <sup>'base'</sup> estimated operational costs, ~~for~~ HO; Idaho  
↳ does not incl. other fees (\$900K + annual)
- large national parking operator w/ extensive portfolio; South FL. presence
- extensive municipal systems, garages, event venues
- strong technology driven <sup>data</sup>; mobile payment systems, LPR enforcement, digital  
↳ citation processing, integrated data analytics platforms
- tourism-oriented downtown districts
- customer focused, ambassador-style parking staff, community outreach
- data driven to monitor occupancy trends, citation trends, revenue performance  
<sub>operational efficiency</sub>

Dr. Jimmy Good  
Signature of Evaluator

3-11-2026

Date

DR TAMMY GOOD  
Printed Name

RFP26-011 - Parking Management Services

Proposer Universal Parking/Intrapark, LLC  
Transportational, LLC

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	20
6.2	Technical Approach and Operational Plan	0-25	18
6.3	Financial Proposal	0-30	22
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

- \$40K → \$480K est. annual operating cost - mid-size operator, fewer municipal case studies listed
- South Florida operations w/ regional staff available → though local office not identified
- experience w/ municipal parking systems, structured parking garages, surface lots, ↳ valet operations, hospitality and mixed use developments
- (reports of); revenue, citation performance, occupancy trends, operational efficiency
- Provide full parking program structure; garage ops, enforcement services, valet ↳ services, cust. service operations, equipment management & maintenance
- Scalable staffing model, staffing lacking depth/experience
- Technology enabled parking systems

Dr. Jimmy Good  
 Signature of Evaluator

3-11-2026  
 Date

Dr. TAMMY GOOD  
 Printed Name

RFP26-011 - Parking Management Services

Proposer ACE Parking III

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	30
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	18
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:** NO FL contracts +350/yr

①23 in business since 1950 (San Diego) Total Expense YR 289K

Manages 1,000 Locations, Gross Revenue \$1B+ Mgt Fee \$10K

No litigation \$817K/yr 20

Expects to Staff w/ 9 people

Space Permit Portal - Innovative

Acknowledge - hurricane Prep

Thorough Tech approach; handled LARGE Events

Robert A. McCaughan 3/11/26 Robert McCaughan

Signature of Evaluator Date Printed Name

RFP26-011 - Parking Management Services

Proposer Denison Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	25
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	27
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:** Founded in 1934 1 Budget # for 5 YRS  
 (75) Garage operating expense \$1,318K; Enforcement Parking \$3,136K 25  
 Proposes using Zephyre software Track Revenue, Audit Reports  
 Staffing of Office Asst Mgr, Bookkeeper + 6 Part time Expans  
 8 Valet Attendants, 3 FT, 5 PT Proposal did not follow  
Recommendation  
 Use Flash Valet System for Digital check in/out - Litigation  
 Good display of Transition Plan w/ time line Tech-Approach  
 equipment Recommendations - Replace Meters?

Robert A. McCaughan

Signature of Evaluator

3/11/26

Date

Robert McCaughan

Printed Name

RFP26-011 - Parking Management Services

Proposer LAZ Florida Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	28
6.2	Technical Approach and Operational Plan	0-25	25
6.3	Financial Proposal	0-30	18
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

83 Largest Parking Copay in US; 1M parking spaces 44 states/639 cities  
 75 years of government parking experience founded in 1981  
 → City will receive \$64K in upgrades/enhancements  
 Provided Table of 26 Municipalities  
 No current/pending litigation

*Robert A. McCaughan*

Signature of Evaluator

3/11/26

Date

Robert McCaughan

Printed Name

RFP26-011 - Parking Management Services

Proposer One Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	28
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	30
6.4	Recommended Operational Improvements & Transition Plan	0-10	10
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

① Current provider (HQ West Palm Beach)

68% increase in Parking Revenue (2.2% increase in cost)

33 other Municipal Clients

No litigation past 5 years.

Lowest Cost

Staff local office w/ 10 + 25 available at Isle Casino + <sup>FIL, LBTS</sup> Delray

Saved holes of Broken Arkins at Garage

Implemented 2-way Audio Video Explicit Reso.

Robert A. McCaughan

3/11/26

Robert McCaughan

Signature of Evaluator

Date

Printed Name

RFP26-011 - Parking Management Services

Proposer Park ops

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	10
6.2	Technical Approach and Operational Plan	0-25	10
6.3	Financial Proposal	0-30	0
6.4	Recommended Operational Improvements & Transition Plan	0-10	5
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

*Proposal did not follow recommended outline*
  
*did not address all requested areas.*
  
*Proposal incomplete*

*Robert A. McCaughan*

Signature of Evaluator

*3/11/26*

Date

Robert McCaughan

Printed Name

RFP26-011 - Parking Management Services

Proposer Pivot Parking

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	24
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	20
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

COMMENTS:

(147) Formed in 2020, Ft Lauderdale but not FL contracts (Carolinas)  
 225 employees / 100 locations; 14 Municipal Clients (7 coastal) PDF 24  
 No Material litigation Mgt fee good  
 Staff COPB office w/ 20 people (3 Managers)  
 OLas Center Parking Garage (1250 spaces)  
 Good Scope of Services Matrix Summary  
 Observations? More pay stations / towing / dirt lot

Robert A. McCaughan

Signature of Evaluator

3/11/26

Date

Robert McCaughan

Printed Name

RFP26-011 - Parking Management Services

Proposer Car Park of Florida

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	25
6.2	Technical Approach and Operational Plan	0-25	22
6.3	Financial Proposal	0-30	18
6.4	Recommended Operational Improvements & Transition Plan	0-10	8
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

89) Operate 550 Locations across 26 states (over 1,000 employees) (Boise ID)
   
 NO litigation w/in past 5 years. → closest port? Tampa, (Port downtown) Louisville, Wichita Ks
   
 Local Staffing 13 people - High Price

*Robert A. McCaughan*

Signature of Evaluator

3/11/26

Date

Robert McCaughan

Printed Name

RFP26-011 - Parking Management Services

Proposer Universal Parking Transportation

SECTION NUMBER AND DESCRIPTION		POINTS	SCORE
6.1	Proposer's Qualifications and Experience	0-30	24
6.2	Technical Approach and Operational Plan	0-25	20
6.3	Financial Proposal	0-30	22
6.4	Recommended Operational Improvements & Transition Plan	0-10	6
6.5	Local Vendors Program	0-5	Completed by Procurement
<b>TOTAL</b>		<b>100</b>	

**COMMENTS:**

Valet  
 (146) plans to partner w/ chitra Park (?) (Atlanta GA HQ)  
 16 S FL locations (Not Municipalities)  
 No litigation in past 5 years, 1 open for chitra Park  
 Universal voted top work place 2025  
 No enforcement expense

Robert A. McCaughan  
 Signature of Evaluator

3/11/26  
 Date

Robert McCaughan  
 Printed Name