



WALKER
PARKING CONSULTANTS

Proposal for City of Corpus Christi Parking Management
Study and Strategic Plan

City of Corpus Christi, Texas

May 23, 2016



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Study and Strategic Plan

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Walker Parking Consultants
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May 23, 2016

Lydia Juarez
City of Corpus Christi
Purchasing Division
4th Floor, City Hall
1201 Leopard St.
Corpus Christi, Texas 78401-2825

Re: *Proposal for Parking Management Study and Strategic Plan
Corpus Christi, Texas*

Dear Ms. Juarez:

Walker Parking Consultants ("Walker") is pleased to submit the following proposal for professional consulting services for a Parking Management Study and Strategic Plan to the City of Corpus Christi.

Walker is a multi-disciplined consulting firm specializing in parking analysis, management, master planning, and facility design. Walker's goal is to provide a quality service that will assure the goodwill and respect of our clients, enhance our professional reputation, and provide our services in a manner whereby our clients recognize that we are one of the best firms they have worked with. Our firm is your best choice for this project for the following reasons:

- 1. Experience of Team Members:** The expertise required on parking studies is very specialized. It requires personnel that have a thorough knowledge of not only architectural/engineering/construction elements, but also all the factors impacting municipalities such as the City of Corpus Christi. The team we've put together for this project has extensive experience in all areas of parking consulting.
- 2. Globally Recognized Expertise:** We offer you dozens of the country's foremost experts in the parking industry. As testimony to our expertise, members of our staff authored a textbook entitled PARKING STRUCTURES: Planning, Design, Construction, Maintenance and Repair, first published by Van Nostrand Reinhold in 1989, with a Second Edition in 1996 and a Third Edition in 2001. Many industry experts consider this book the single best source of information on parking. This depth of expertise is why Walker Parking Consultants is internationally recognized as the leader in our business. This expertise ensures you that our recommendations will be reliable, reasonable, and cost effective.
- 3. Similar Experience:** We have consulted on many parking study projects, over a thousand of those for city clients, throughout the United States and all over the world, in the last 50 years. We highly encourage you to call upon our references listed in our response to discuss Walker's performance as well as the results of our work.

Our goal is to provide a quality service and product that conforms to your requirements and specific needs; anything less is unacceptable. This message is the directive for every Walker employee. The firm's high percentage of repeat clients is a testimony to Walker's ability to meet and exceed our client's expectations. In summary, Walker is well qualified to provide professional services for this project. We recognize receipt of all addenda and are willing to sign the service agreement as written. We look forward to working with you on this exciting and challenging project. The entire Walker team is committed and available to provide the services listed in the following response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Casey Wagner".

Kenneth (Casey) Wagner, PE
Senior Vice President/Managing Principal
casey.wagner@walkerparking.com
281.384.5364 - mobile

A handwritten signature in blue ink, appearing to read "John W Dorsett".

John Dorsett, AICP, CPP
Senior Vice President/Director of Consulting Resources
john.dorsett@walkerparking.com
317.432.3755 - mobile

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Scope of Work

Project Understanding

The City of Corpus Christi is in the midst of conducting their Downtown Area Development Plan. To support this process, TIRZ #3 plans to hire a firm to prepare a Parking Management Study and Strategic Plan for the City of Corpus Christi. In an effort to support the downtown residents, business, and visitors, a long-term strategy for the City's parking operations is needed. The purpose of this study is to conduct stakeholder outreach, to develop a parking supply/demand database, and to develop a strategic implementation plan. In its 50-year history, Walker Parking Consultants has successfully completed thousands of parking supply and demand studies, many for municipalities, and would bring this experience to bear on the City of Corpus Christi's project.

Methodologies to be Used

Walker will use a variety of methodologies to successfully complete this project, including the following:

- We will perform field data collection using standard forms that we have successfully used for hundreds of similar studies. These forms are used by field data collectors to gather information regarding the existing parking inventory including name and location of spaces, capacity, user restrictions, and rates. Forms are also used to collect parking occupancy data. The field data is first entered into an MS Excel spreadsheet for tabulation and analysis and finally put into a GIS database by Coym, Rehmet & Gutierrez Engineering, L.P. for the clients use.
- Best practices employed by other municipalities are considered when developing a plan for Corpus Christi's growth.
- Walker will access various databases that we maintain for purposes of making comparisons and projections. These databases include those relating to parking generation rates and recommended parking demand ratios, among others.
- The technical aspects of our work will be based on industry-accepted standards that have withstood the tests of time. This includes our work relating to parking supply/demand analysis and Coym, Rehmet & Gutierrez's work in GIS database compilation.

Scope of Services Overview

Walker's proposed approach to this project is organized around the City's objectives as outlined within this proposal and the scope of work section presented within the City's RFP and also discussed herein. The objective of this Parking Management Study and Strategic Plan is to analyze opportunities and needs for parking in the downtown Corpus Christi area:

- Task 1 - Conduct Public and Internal Stakeholder Outreach;
- Task 2 - Develop Downtown Parking Supply Database;
- Task 3 - Develop a Parking Demand Assessment;
- Task 4 - Develop a Strategic Implementation Plan; and

Scope of Work

- Task 5 - Presentations of Final Products to the City and Prepare an Executive Summary of Findings.

Task 1 - Conduct Public and Internal Stakeholder Outreach

Due Date: End of Week 2

Objective: Conduct outreach with all vested stakeholders in order to understand and prioritize current parking perceptions, needs and deficiencies.

Our methodology for community participation is guided by two principles. First, a good study that is not accepted by stakeholders is of no use. In this age of actively-involved citizenry and stakeholders, citizen and other stakeholder participation and “buy in,” the study process is not only the right thing to do, it is crucial in order to accomplish results.

Our experience is that parking is an emotional issue. For the public, we believe that many parking policy solutions are counterintuitive and that many popular policies result in unintended consequences. We therefore embark on a process to educate the public in tandem with the public educating us. We take pride in the results that we have achieved by deepening the public’s understanding of the issues and the solutions.

The stakeholders, interests, and constituencies related to parking policies are significant because the potential impacts – and benefits – of parking policy adjustments are significant as well. We envision and propose a process that will create a two-way communication process, engage these stakeholders and create buy-in and support for parking policy adjustments by listening and responding to the needs of a broad base of constituents for the study.

Scope of Services

1. Work with the appropriate City staff to identify those stakeholders who are affected by the current parking plan.
2. Develop for the city’s distribution, a web-based questionnaire, using SurveyMonkey, for the purposes of collecting quantitative information regarding parking and transportation habits and interests of stakeholders.
3. Conduct research related to codes and ordinances and review relevant reports and data.
4. Attend 1-2 staff meetings with City staff to gauge interests of City employee stakeholders.
5. Host one information gathering meeting with public stakeholders to learn parking and transportation habits and interests. Host an additional public stakeholder meeting once strategic implementation plan has been agreed upon by Walker and the City.
6. Report information on 5 benchmark city’s as comparison reference.

Scope of Work

7. Submit report to communicate projects findings, recommendations and best practices of other comparable downtown areas.

It is our experience that the aforementioned proactive stakeholder participation and communications program is aimed at providing opportunities for public input, education, and communication after policy changes are implemented. Such a program promotes a community parking and transportation program that meets the needs of its stakeholders.

Task 2 - Develop Downtown Parking Supply Database

Due Date: End of Week 4

Objective: Before an effective parking plan can be formulated, a clear understanding of current parking supply in the downtown Corpus Christi study area is required. The Supply Analysis constitutes a needs assessment of current parking conditions.

The parking information that will be documented, analyzed and presented by Walker in this analysis provides a quantitative and qualitative assessment of the parking characteristics within the defined study area. The foundation of a parking supply and demand analysis is an inventory of the parking supply creating a “snapshot” of current parking conditions. Walker staff will conduct field research to ensure accuracy of the existing parking supply and categorize the supply by type (on-street, off-street, structured, surface lot) and by ownership (private or public).

Walker will confirm the existing parking supply and conduct additional occupancy counts as needed. The collected information is used to develop a model of the existing parking system in conjunction with the proposed developments. Additional research is conducted to develop an existing baseline of mode shares for trips to the Study Area. The goal of this “as is” parking system model is to develop parking supply and demand ratios for each land use and block that is specific to the transportation culture of Corpus Christi.

Scope of Services

1. Meet with City of Corpus Christi representatives to finalize project parameters, review project background and obtain previous reports, area maps, and other background information.
2. Obtain and review land use data within the study area, provided in terms of square footage by land-use type (i.e. retail, restaurant, hotel, office, etc.).
3. Conduct parking inventories of all on- and off-street parking within the study area. Inventories will include hours of operation, space counts, rates, and restrictions.
4. Conduct three parking occupancy counts for all on-street parking spaces on a typical workday, typical evening, and typical weekend.

Scope of Work

5. Work in partnership with Coym, Mehmet & Gutierrez Engineering, L.P. to input all collected supply data, including number of spaces for all public and private parking supply, rates and occupancy into GIS database.
6. Submit hard copy inventory report and map to City of Corpus Christi.

Task 3 - Develop a Parking Demand Assessment

Due Date: End of Week 8

Objective: Complete a parking demand assessment that addresses existing unmet demand, as well as future demand by district. Create future demand scenarios based off of current practices and future land use assumptions.

Occupancy counts will be conducted over a period of time to capture user trends and enable Walker to clearly convey the trends of vehicle presence in the study area. The occupancy counts will then be compared to the effective parking supply (actual supply less 10% to 15%) to determine the estimated parking adequacy on a block-by-block basis. Some of the questions that need to be resolved include:

- What is the parking demand?
- Is there a surplus or deficit?
- What will parking conditions be like in the future?
- Is additional parking required? If so, how much?
- Who needs additional parking?

Parking is not an end in and of itself; rather it is a derivative of the demand for other activities and the travel characteristics of the market area. The quantity and type of activities within a market area most often determines the overall need for parking, as well as unique demand characteristics that relate to time-of-day, day-of-week and time-of-year variations. Therefore, Walker's approach to projecting future parking demand will apply the knowledge we will have gained from the supply analysis and will require input from stakeholders and city planners in order to fully understand future changes in the study area. Once the calculation of future parking demand is complete, it will be compared to the existing parking supply to determine the future parking adequacy. The parking adequacy in the study area is communicated in tabular and graphic form and identifies the parking conditions on a block-by-block basis. In addition to our own collections, Walker will utilize any relevant information provided by the City of Corpus Christi.

The benefit of this approach is a parking plan based on your community values and proactively designed to meet your future needs before they become issues. Our recommendations are tailored to match your constituency's wants, needs and desires for the parking system and the economic realities specific to downtown Corpus Christi.

Scope of Work

Scope of Services

1. Create a parking demand model using Walker Parking Consultant's shared parking model to project typical parking demand throughout the different occupancy count time frames from Task II.
2. Customize heat maps that highlight district-based over and under supply issues for the future.
3. Calibrate the demand model to reflect observed conditions, thus calculating parking demand ratios for the land uses present.
4. Determine the surplus or shortfall within the area under current conditions, and create tabular and graphic illustrations of the parking system adequacy.
5. Include development plans for the downtown Corpus Christi area and adjust the demand model to show future parking demand generated by approved and/or proposed developments in the area.

Task 4 - Develop a Strategic Implementation Plan

Due Date: End of Week 10

Objective: With the understanding gained from the completion of Task 1 - 3 above, Walker will develop solid, achievable recommendations for improving the current parking conditions and meeting future parking demand efficiently and cost-effectively. Some of the questions that will need to be resolved include:

- Can the parking system be made to function more efficiently, such that more cars can be accommodated without building additional parking?
- If necessary, how can the parking capacity be increased?
- What are the strengths and weaknesses of the alternatives for increasing parking capacity and how do they compare with each other?
- How much does each of the alternatives cost to implement?
- Where is the increased parking needed?
- Can the capacity of existing parking facilities be increased? If so, how?
- What phasing plan is recommended in order to provide adequate parking when it is needed?
- Can the parking system be more efficient by implementing a district-wide parking management strategy?

The first part of the analysis will focus on management of existing resources. In addition to evaluating opportunities for lot reconfiguration and restriping of spaces, we will analyze location of resources, utilization imbalances (if any), time limits and/or rates, and enforcement practices, and determine whether changes to the way the parking system is managed can free up parking in the most congested locations.

The objective of the site planning analysis will be to determine the advantages

Scope of Work

and disadvantages of constructing parking on various sites within the defined study area and to recommend the most appropriate site(s). To that effect, Walker will use the results of our supply and demand analysis to focus on localized areas with high parking demand projected to occur.

Scope of Services

1. Review inventory, utilization and turnover data collected in Task II & III.
2. If data suggests imbalances of usage, recommend management and policy changes that could reduce congestion in affected areas, including possible code and policy recommendations and parking management strategies (wayfinding, parking apps, etc.).
3. Determine whether the number of spaces could be increased through restriping and efficiency improvements in existing facilities/lots.
5. Determine whether any existing facilities/lots can be expanded to meet area parking needs.
6. Identify potential locations for new parking facilities (surface and/or structured). External variables that will be considered are desirable density, phasing of construction, and incorporation of other uses (such as retail) in any proposed facility.
7. Research and recommend technology improvements that are beneficial to the operation and availability of parking spaces in the downtown area.
8. Develop and recommend unified marketing strategies for both public and private parking lots and garages.
9. Research and recommend partnerships, tools and funding sources available as well as pilot programs/projects to incorporate suggested changes to the current system.
10. Research and recommend, if applicable, automated parking systems throughout the area.
11. Complete 10-year capital improvement and maintenance plan based off of recommended changes to the system discussed in other task items under Task IV.
12. Complete 10-year parking fund Proforma with recommended parking rates founded on data collected during Task II, changes and improvements recommended in Task IV and market research.
13. Host workshop to discuss Strategic Implementation Plan with key City Staff. Finalize report and submit 20 copies to the City.

Scope of Work

Task 5 - Presentations of Final Products to the City and Prepare Executive Summary of Findings

Due Date: End of Week 12

Objective: Once all four previous tasks have been completed the findings and reports must be presented to the Parking Advisory Committee and the TIRZ #3 Board.

- Present findings and recommendations to Parking Advisory Committee through face to face meetings, at least two.
- Once Parking Advisory Committee approves plan and report present executive summary to TIRZ #3 Board.

Proposed Schedule

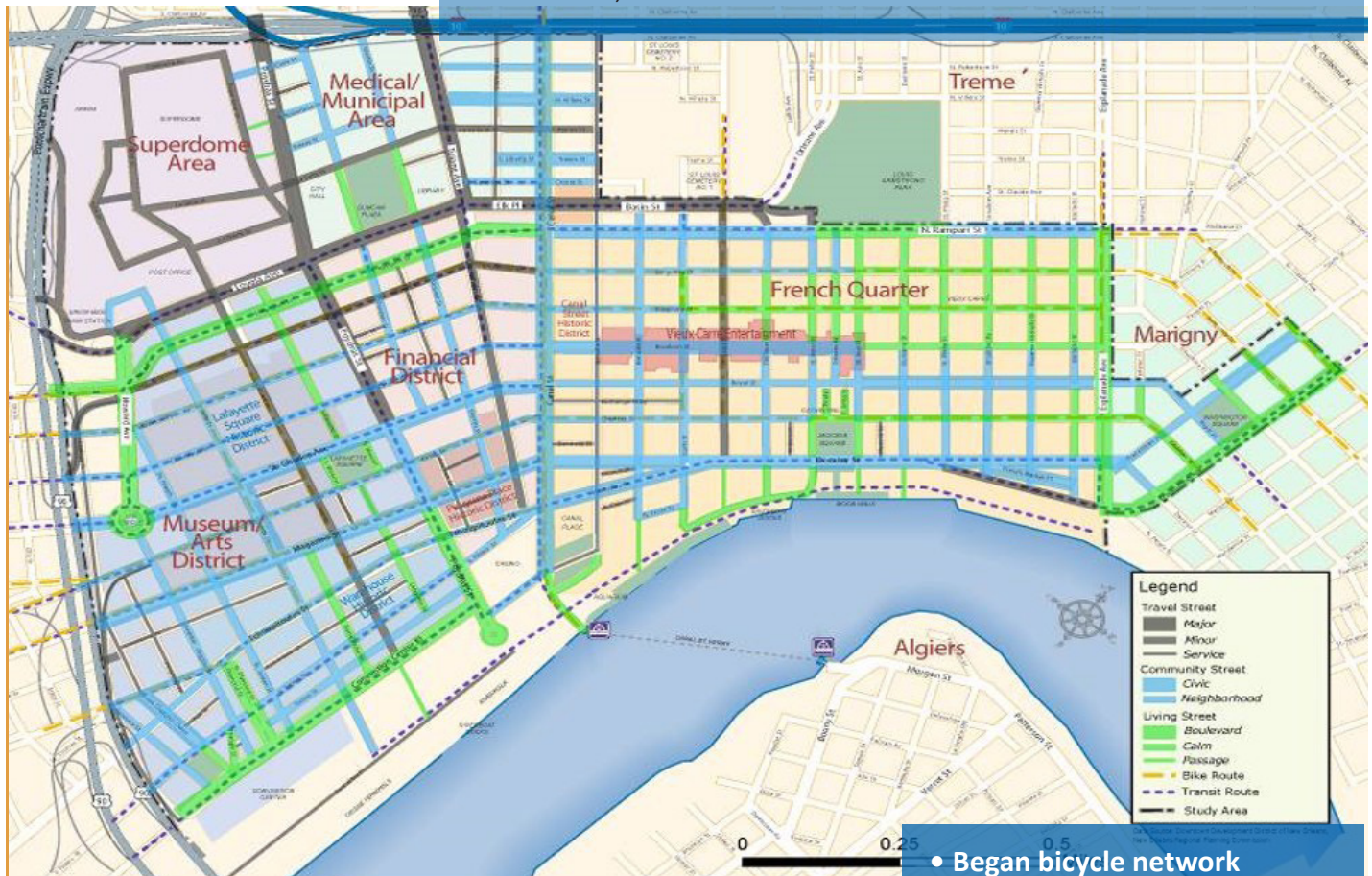
Capacity and Proposed Schedule

This project requires the proper mix of analysts, planners, parking operations consultants, and support personnel. We have assessed the projected workload for each of the team members assigned to this project to make sure that they will have an appropriate amount of time to properly address your project requirements. Therefore, all team members assigned to this project have adequate availability from July 2016 through September 2016, our proposed project schedule.

In all cases, our approach is to schedule team members that will remain with their project from beginning to end. Additionally, due to the size of our team, we have the ability to respond to unforeseen and unfortunate events, such as serious illness or accidents that may remove key personnel from this project. If such issues occur, we will be able to replace that team member with a person of equal or greater expertise, skills, and experience. This will minimize the downtime and allow your project and Walker to remain on schedule.

Task	Week 1-2	Week 3-4	Week 5-6	Week 7-8	Week 9-10	Week 11-12
Project Kick-Off	X					
Task 1: Stakeholder/Research	X					
Task 2: Inventory/Occupancy/GIS	X	X				
Task 3: Future Demand/Addtl. Interview			X	X		
Task 4: Management/Strategy Plan				X	X	
Task 5: Workshop and Final Report						X

City of New Orleans & New Orleans Downtown Development District (NODDD) Parking & Mobility Study New Orleans, Louisiana



- Began bicycle network program
- Increased pedestrian signal/safety
- Installed new and updated existing on-street meters

RESULT

PROJECT DESCRIPTION

- 240 block parking and mobility study to aid in the recovery of rebuilding New Orleans and updating the master plan
- Services included:
 - parking needs assessment
 - parking system operation analysis
 - alternatives analysis
 - preliminary financial analysis
 - management improvement study for both public and private parking
 - projection of parking revenue income

SOLUTION

- Identified areas where mobility enhancements are needed
- Emphasized multi-modal support for non-local trip requirements and preferences
- Recognized that pedestrian mobility is the central transportation component
- Established a parking system audit program

City of Oshkosh

Parking Study

Oshkosh, Wisconsin



Photo Courtesy of www.visitoshkosh.com

- Management of parking assets to best serve Downtown customers and visitors
- The Downtown parking plan created for Oshkosh focused on improving funding for public parking without spending millions of dollars to increase the supply

RESULT

PROJECT DESCRIPTION

- Recent Oshkosh Vision Survey regarding the future of Oshkosh indicated an overwhelming majority want to see better utilization of: waterfront, allocate more green space, create bicycle-friendly streets, and emphasize Downtown redevelopment
- Community members feel the need of uniform rules and regulations to eliminate confusion amongst employees and visitors when accessing Downtown
- Downtown business owners and retail merchants felt the need to build additional parking inventory to accommodate individual demand areas throughout Downtown

- Community leaders concerned that building more parking would create costly financial outcomes, while at the same time, they began hearing concerns that employers were considering a move out of Downtown to accommodate employee growth and additional parking needs

SOLUTION

- Met with community stakeholders to identify key components and determine priorities
- Conducted a field survey to quantify the parking supply and typical utilization rates
- Analyzed the parking regulations, enforcement policies and

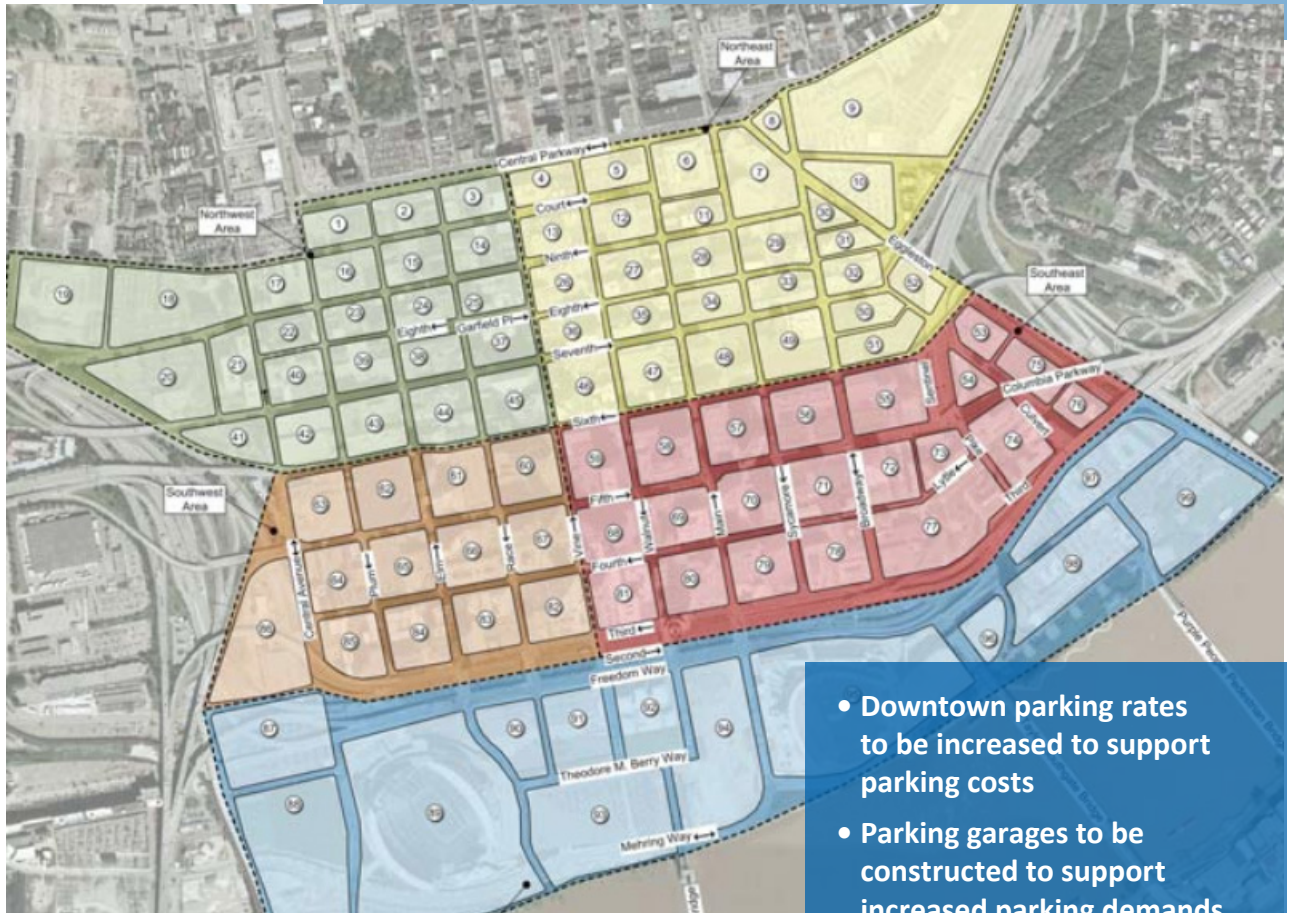
operational characteristics

- Recommended a plan to manage parking demand by identifying short and long-term parking needs, re-brand the public parking system with a consumer-friendly sign package solution and developing a financial model to sustain the City's parking operations

City of Cincinnati

Parking Study

Cincinnati, Ohio



PROJECT DESCRIPTION

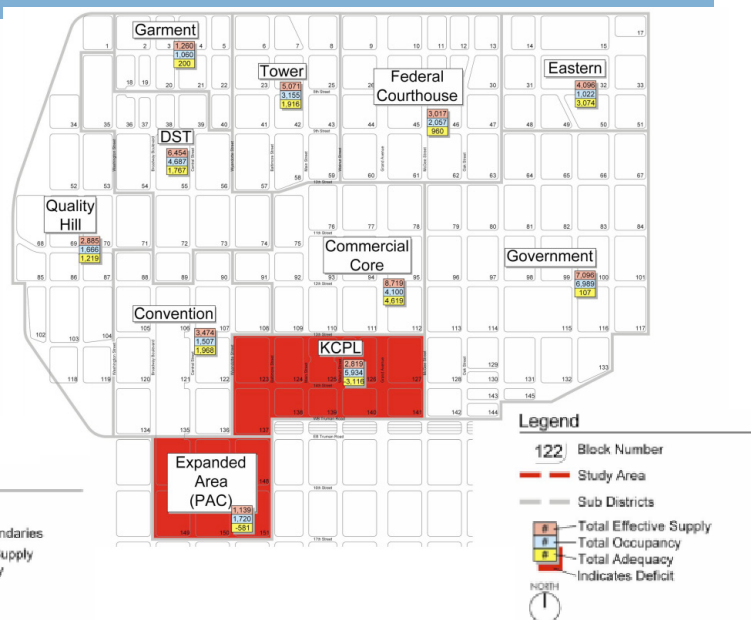
- Analyze various aspects of the city's parking environment and operating system, including the current and future adequacy of its parking capacity
- Provide alternatives for expanding parking capacity
- Create a plan for funding improvements, existing parking rates, and on-street parking operations

SOLUTION

- Suggested that the city-owned Broadway Parking Garage be expanded by 300± spaces to support Procter and Gamble's recent announcement to move 650± employees to downtown
- Recommended that within the next five years a parking structure be constructed on the site of the existing city-owned Fifth and Race Street parking lot
- Walker also found that between five and 10 years from now, a three to six story parking structure with 600 to 1,100 parking spaces should be built on the northeast corner of Sixth Street and Broadway

RESULT

City of Kansas City Parking Study Kansas City, Missouri



• Overall the city has adequate parking and great care should be taken to maintain this

PROJECT DESCRIPTION

- Prepare a supply/demand analysis for the downtown loop area (151 blocks)
- Evaluate current parking situation and quantify current parking demand
- Project future parking demand and adequacy

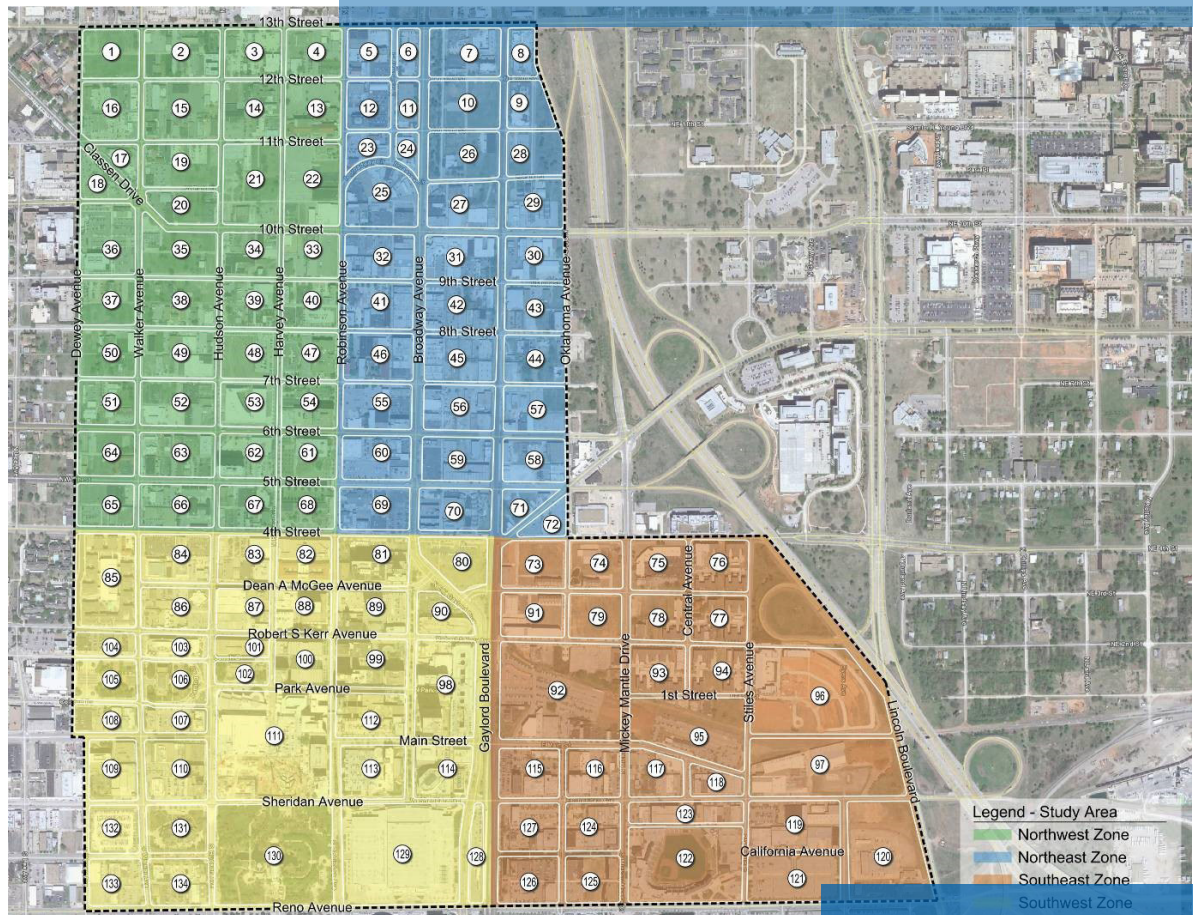
SOLUTION

- Broke down the districts to verify which have the greatest demands - Quality Hill, Garment, Tower, Federal Courthouse, Eastern, DST, Commercial Core, Government, Convention, and KCPL
- The count was 50,082 parking spaces total, categorized as off-street public, off-street private, and on-street public
- Walker, working with T.J. Brown and Associates, conducted occupancy counts to compare with supply/demand during both on and off peak hours

RESULT



Central Oklahoma Transportation & Parking Authority (COPTA) Downtown Parking Update Oklahoma City, Oklahoma



- Wayfinding improvements were implemented
- Addition of on-street meters

PROJECT DESCRIPTION

- Strategies for improvements to their current parking system (operations)
- Alternatives to reduce the strain on areas in the Central Business District (150 blocks) where future projections indicate a shortage in parking
- Inventory and analysis of current parking supply, both public and private

SOLUTION

- Identified parking shortages based on future projections
- Suggested options for construction of new parking facilities in the future to meet the projected parking shortages

RESULT

Relevant Experience

Demonstrated Capability of Timely and On-Budget Completion of Comparable Projects

Performing on time and within budget is a given at Walker. By delivering this project on a lump sum fee basis, we are assuring the City that the project will be delivered within budget. As a gesture to boost the City's confidence that Walker will deliver the Parking Management Study and Strategic Plan on time, we are willing to offer a liquidated damages clause in our contract, effectively compensating the City for each day that the project is delivered past the scheduled delivery date.

Project Team

Experience and Capabilities

Walker provides parking studies, traffic analyses and architectural, structural, mechanical, electrical, plumbing, and restoration design services for parking. As a multi-faceted consulting firm, we understand how all the components fit together for a successful parking project. Coordination between disciplines is greatly simplified. This has proven to be a great advantage over Walker's competition as the number of construction change orders and RFIs is greatly reduced due to our simplified and more direct coordination.

Two hundred and fifty people in sixteen offices across the country provide professional services on parking related projects. Having been in business since 1965 and provided professional services for over 12,000 projects, we have the staff and experience that can address any design issue or construction concern.

As the nation's largest parking consultant, our firm is the leader in the industry and develops standards used by the parking industry. Our staff has recognized experts in every facet of the parking consulting services such as parking planning, functional design, lighting, security, structural design, restoration, etc. Senior staff author articles in professional and industry publications, make presentations, and develop industry standards.

We have carefully assembled a team consisting of the following individuals:

[John Dorsett, AICP, CPP, Director of Consulting Services](#)

[Jim Corbett, CAPP, Parking Consultant](#)

[Jaime Windfont, CAPP, Parking Consultant](#)

On the following pages you will find detailed resumes for your Walker team containing, biographies and representative projects.

John Dorsett, AICP, CPP

Director of Consulting Services



EDUCATION:

Master of Business Administration,
Butler University

Bachelor of Science, Business,
Indiana University

AFFILIATIONS:

ACEC's Senior Executive Institute

American Institute of Certified
Planners

National Parking Association

American Planning Association

International Parking Institute

National Association of College and
University Business Officers

Urban Land Institute

As Senior Vice President and Director of Consulting Resources, John guides a parking consulting and study services group responsible for leadership in functional design, operations consulting, planning and financial studies, and parking access and revenue control systems consulting and design. He provides leadership and the necessary resources to successfully deliver 250+ engagements annually. John also heads up Walker's P3 practice.

As a working manager and a planner certified by the American Institute of Certified Planners ("AICP"), John also from time-to-time consults on complex parking and transportation consulting projects requiring specialized expertise. John's leadership and project consultation is based on his involvement with hundreds of parking and transportation study engagements for architects, airports, hospitals, municipalities, real estate developers, and universities located in all 50 U.S. states and several foreign countries.

In 1992, John was promoted to Department Head of the Parking Consulting and Study Services Group. In 1996, he was promoted to Director of Study Services and made a Principal of the firm. In 2000, he was promoted to Vice President. In 2006, he was promoted to his current position. He has served as a board member and maintains a significant firm-ownership interest.

REPRESENTATIVE PROJECTS:

- | | | | |
|---|--|--------------------------------------|--|
| • Allegheny Conference
on Community
Development | City Development
Corporation, Cincinnati,
OH | • City of Lafayette, IN | Redevelopment Corp.,
Cincinnati, OH |
| • Allentown Parking
Authority | • City of Allentown, PA | • City of Lansing, MI | • County of San Diego, CA |
| • Birmingham Parking
Authority | • City of Austin, TX | • City of Lima, OH | • Hartford Parking
Authority, Hartford, CT |
| • Borough of Red Lion, PA | • City of Bloomington, IN | • City of Lincoln, NE | • Lancaster Parking
Authority, Lancaster, PA |
| • Buncombe County,
Asheville, NC | • City of Cheyenne, WY | • City of Madison, WI | • OKI Regional Council of
Governments, Cincinnati,
OH |
| • Capitol South Community
Urban Redevelopment
Corp., Columbus, OH | • City of Cincinnati, OH | • City of Martinsburg, WV | • Philadelphia Parking
Authority, Philadelphia,
PA |
| • Central Oklahoma
Transportation and
Parking Authority | • City of Columbus, OH | • City of Memphis, TN | • Public Parking Authority
of Pittsburgh, Pittsburgh,
PA |
| • Centre City Development
Corporation, San Diego,
CA | • City of Detroit, MI | • City of Mesa, AZ | • Reading Parking
Authority, Reading, PA |
| • Chicago Parks District,
Chicago, IL | • City of Fort Worth, TX | • City of Norfolk, VA | • Town of Easton, MD |
| • Cincinnati Center | • City of Grand Junction, CO | • City of Normal, IL | |
| | • City of Hermosa Beach,
CA | • City of Peoria, IL | |
| | • City and County of
Honolulu, HI | • City of Pueblo, CO | |
| | • City of Houston, TX | • City of Rockville, MD | |
| | Houston Convention
Center | • City of Sacramento, CA | |
| | • City of Huntington, WV | • City of San Antonio, TX | |
| | • City of Indianapolis, IN | • City of San Jose, CA | |
| | • City of Kansas City, MO | • City of Sarasota, FL | |
| | | • City of South Bend, IN | |
| | | • City of Topeka, KS | |
| | | • City of Valparaiso, IN | |
| | | • Clifton Heights
Community Urban | |

Jim Corbett, CAPP

Project Manager



EDUCATION:

Bachelor of Arts, Business
 Psychology, Miami University,
 Oxford, OH

CERTIFICATIONS:

Certified Administrator of Public
 Parking (CAPP)

Certified FEMA Incident Command
 System – 100, 200 and 700 level

Green Garage Certification
 Workshop – IPI/Green Parking
 Council

AFFILIATIONS:

International Parking Institute -
 member since 2005

Florida Parking Association -
 member since 2005, President, 2014
 and Past President, 2015

Jim is an innovative parking executive with twenty years of successful parking operation leadership and fiscal governance. Jim joined Walker in 2015 after a ten-year career as the Parking Division Manager with the City of Tampa where he managed a 17 million dollar annual budget with one million dollars of capital improvement designation per annum.

Jim has specialized experience managing municipal and private parking assets including on-street parking, residential parking, concert arenas and sports stadiums, convention centers, hotels, office buildings and mixed-use surface lot parking.

REPRESENTATIVE PROJECTS:

City of Homestead Homestead, FL

*Supply/Demand/Shared Parking
 Analysis*

City of Sarasota St. Armand's Circle Sarasota, FL

*Supply/Demand Study, Paid Parking
 Revenue Projections*

City of Dunedin Downtown Parking Dunedin, FL

*Parking Management Study and Paid
 Parking Strategies*

City of Oshkosh Oshkosh, WI

*Supply/Demand Study, Alternatives
 Analysis, Policy Review and Financial
 Plan*

Broward County Parking Study BCCC Expansion

Fort Lauderdale, FL
Planning Study

Pointe Harbour Island Tampa, FL

Planning Study/Operations Study

City of Clearwater Municipal Marina Clearwater, FL

Planning Study

City of Daytona Beach Breakers Park Garage

Tampa, FL
Planning Study

City of Fort Pierce Fort Pierce, FL

Operations Study

Coral Gables Redevelopment Coral Gables, FL

Planning Study

Grand Resort Ft. Myers Beach, FL

Financial Study

Jaime Windfont, CAPP

Parking Consultant



EDUCATION:

Bachelor of Arts,
 Speech Communications,
 Texas A&M University

REGISTRATIONS:

Certified Administrator of Public
 Parking (CAPP)

Accredited Parking Organization
 (APO) Program Certification

AFFILIATIONS:

Texas Parking and Transportation
 Association - Past Host Committee

International Parking Institute
 - Past Host Committee

Women In Parking - Past Host
 Committee

Urban Land Institute

PRESENTATIONS:

"Thriving in Life", 2015 CAPP
 Graduating Class Speaker

Jaime is a parking consultant in Walker's Houston office, with a focus on parking operations, implementation of procedures, policies, and budgets for parking facilities.

With over 15 years of experience, Jaime is particularly adept at solving operational challenges and skillfully projecting the financial outcomes.

In her previous position with Hines, she managed many garages in her tenure and worked to increase the effectiveness and efficiency of the operations department through improvements to business function and organizational planning. She served as the Regional Vice President of Operations for Winpark, where she created and developed the accounting department.

REPRESENTATIVE PROJECTS:

**City of Burleson
 Old Town
 Burleson, Texas**
*Parking Study and Development
 Strategies*

**Bishop Arts District
 Dallas, Texas**
*Shared Parking, Feasibility Study,
 1,000 spaces*

**First United Methodist Church
 Fort Worth, Texas**
*Shared Parking, Feasibility Study, 600
 spaces*

**City of San Antonio
 San Antonio, Texas**
*Market and Financial Feasibility
 Analysis, 600 spaces*

**Chase Tower Dallas/Pearl Street*
 Dallas, Texas**
*1,670 spaces, Garage Management
 and Operations, PARCS Installation
 and Implementation*

**600 Travis/601 Travis*
 Houston, Texas**
*2,413 spaces, Garage Management
 and Operations, PARCS Installation
 and Implementation*

**Baylor Medical Facilities*
 Houston, Texas**
*2,490 spaces, Garage Management
 and Operations, Valet Management*

**24th & Camelback*
 Phoenix, Arizona**
*2,300 spaces, Garage Management
 and Operations*

**300 Capitol Mall/400 Capitol Mall*
 Sacramento, California**
*1,600 spaces, Garage Management
 and Operations, Event Parking*

**Williams Tower*
 Houston, Texas**
*3,071 spaces, Garage Management
 and Operations, PARCS Installation
 and Implementation*

**1100 Smith*
 Houston, Texas**
*2,239 spaces, Garage Management
 and Operations, Event Parking*

**BG Group Place*
 Houston, Texas**
*1,280 spaces, Garage Management
 and Operations, Automated Facility*

**Alley Theatre*
 Houston, Texas**
*968 spaces, Garage Management
 and Operations, Event Parking*

**Denotes projects completed with
 other firms*

Coym, Rehmet & Gutierrez Engineering, L.P. Team

Jeff Coym, P.E., Principal/Project Manager

Mr. Coym has 12 years' experience in municipal infrastructure design and project management, largely on City of Corpus Christi projects. He is responsible for directing efforts of project teams, including the surveying and mapping and CADD technicians, to successfully completing specific projects. Mr. Coym's experience includes projects carried from preliminary investigations through design and construction phases to final job acceptance.

Ismael A. Rodarte Jr., S.I.T., Sr. Surveying Technician

Mr. Rodarte has over 18 years of experience in land surveying, engineering, GIS mapping, and construction surveying work. His involvement with engineering and surveying projects include utilizing the latest Autodesk, Bentley, and ESRI software applications. His engineering and surveying activities include boundary analysis and determination, plat preparation, records research, working sketches, well location plats, construction staking, aerial photography mapping, right-of-way alignments, horizontal/vertical control, topographic surveys for engineering design, and QA/QC for projects of all sorts.

Jerad Johnston, Sr. Engineering Technician

Mr. Johnston has ten years' experience in design and drafting of: water, sanitary sewer, storm sewer, and irrigation lines, WWTP, grading, drainage, airport development, roads, subdivisions, and athletic facilities. Also developed topographic maps, aerials, exhibits, presentation data, and plan sets for distribution. Multiple jobs completed simultaneously with AutoCAD, using the most current version of Civil 3D 2014 as well as ArcGIS. Assisted field crew and has experience using GPS and Total Station equipment working on surveys, construction staking and deeds and boundaries. Mr. Johnston is also proficient in Bentley's SewerGEMS Sanitary V8i hydraulic modeling software.

References

Darryn Burich
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215 Church Avenue
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512.471.2692
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Austin, Texas 78701
512.974.1489
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Robert Schroer
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Cincinnati, Ohio 45202
513.352.1902
bob.schroer@cincinnati-oh.gov

Bruce Campbell
City of Kansas City
414 East 12th Street
23rd Floor
Kansas City, Missouri 64106
816.513.2665
bruce_campbell@kcmo.org

ATTACHMENT 3 - DISCLOSURE OF INTEREST



SUPPLIER NUMBER #1486
TO BE ASSIGNED BY CITY
PURCHASING DIVISION

CITY OF CORPUS CHRISTI DISCLOSURE OF INTEREST

Corpus Christi Code § 2-349, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA". See next page for Filing Requirements, Certification and Definitions.

COMPANY NAME: Walker Parking Consultants

P. O. BOX: STREET ADDRESS: 2525 Bay Area Blvd., Ste. 400

CITY: Houston STATE: TX ZIP: 77058 -

FIRM IS: 1. Corporation ☒ 2. Partnership ☐ 3. Sole Owner ☐
4. Association ☐ 5. Other ☐

DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Job Title and City Department (if known)
N/A	

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Title
N/A	

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Board, Commission or Committee
N/A	

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Consultant
N/A	


FILING REQUIREMENTS

If a person who requests official action on a matter knows that the requested action will confer an economic benefit on any City official or employee that is distinguishable from the effect that the action will have on members of the public in general or a substantial segment thereof, you shall disclose that fact in a signed writing to the City official, employee or body that has been requested to act in the matter, unless the interest of the City official or employee in the matter is apparent. The disclosure shall also be made in a signed writing filed with the City Secretary. [Ethics Ordinance Section 2-349 (d)]

CERTIFICATION

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

Certifying Person: Jaime Windfont Title: Parking Consultant
(Type or Print)

Signature of Certifying Person:  Date: 4/29/2016

DEFINITIONS

- a. "Board member." A member of any board, commission, or committee of the city, including the board of any corporation created by the city.
- b. "Economic benefit". An action that is likely to affect an economic interest if it is likely to have an effect on that interest that is distinguishable from its effect on members of the public in general or a substantial segment thereof.
- c. "Employee." Any person employed by the city, whether under civil service or not, including part-time employees and employees of any corporation created by the city.
- d. "Firm." Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.
- e. "Official." The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judges of the City of Corpus Christi, Texas.
- f. "Ownership Interest." Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate, or holding entity. "Constructively held" refers to holdings or control established through voting trusts, proxies, or special terms of venture or partnership agreements.
- g. "Consultant." Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.

ATTACHMENT 4 – BUSINESS DESIGNATION FORM

**CITY OF CORPUS CHRISTI
PURCHASING DIVISION
BUSINESS DESIGNATION FORM**

ENSURE THIS FORM IS SUBMITTED WITH YOUR BID RESPONSE

PLEASE INDICATE WHETHER YOUR COMPANY IS ANY ONE OF THE FOLLOWING:

☐ YES ☒ NO - **CERTIFIED HISTORICALLY UNDERUTILIZED BUSINESS (HUB)**

Select all that are appropriate:

- ☐ ASIAN PACIFIC
☐ BLACK
☐ HISPANIC
☐ NATIVE AMERICAN
☐ WOMAN

Please visit the following website for information on becoming a Texas Certified HUB: <http://www.window.state.tx.us/procurement/prog/hub/>

☐ YES ☒ NO - **LOCAL SMALL BUSINESS (LSB)**

A for-profit entity employing less than 49 employees located within the City limits of Corpus Christi, Texas

☐ YES ☒ NO OTHER (PLEASE SPECIFY):

☒ THIS COMPANY IS NOT A CERTIFIED HUB or LSB

THE INFORMATION REQUESTED IN THIS FORM IS FOR STATISTICAL REPORTING PURPOSES ONLY AND WILL NOT INFLUENCE AWARD DECISIONS OR THE AMOUNT OF MONIES EXPENDED WITH ANY GIVEN COMPANY.

EVENT NO: 108

Firm Name: Walker Parking Consultants

Telephone: 281-280- 0068 Ext.

Address: 2525 Bay Area Blvd., Ste. 400

Fax: 281-280- 0373

City: Houston State: TX Zip: 77058 -

E-mail: jaime.windfont@walkerparking.com



Date: 4/29/2016

Signature of Person Authorized to Sign Form

Signer's Name: Jaime Windfont
(Please print or type)

Title: Parking Consultant

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Walker Parking Consultants
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Corpus Christi

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods or other property to be provided under the contract.

RFP #108
Parking Consulting Services

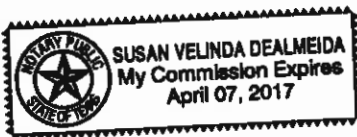
4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



James E. Warner
Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said James E. Warner, this the 17th day of May, 2016, to certify which, witness my hand and seal of office.

Susan Dealmeida

Signature of officer administering oath

Susan DeAlmeida

Printed name of officer administering oath

Office Manager

Title of officer administering oath

www.walkerparking.com