

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING EXECUTION OF A LICENSE AGREEMENT  
WITH MAC WYLIE GOLF CENTER FOR MANAGEMENT,  
OPERATIONS, AND MAINTENANCE OF A GOLF DRIVING  
RANGE AT O.P. SCHNABEL PARK FOR AN INITIAL THREE  
(3) YEAR TERM WITH THE OPTION TO EXERCISE TWO (2)  
ADDITIONAL ONE (1) YEAR ADMINISTRATIVE RENEWALS.**

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**WHEREAS**, as part of the 2017 Bond Program, the City purchased the premises previously known as Alamo Golf Club for general park improvements and land acquisition to expand O.P. Schnabel Park (Park); and

**WHEREAS**, a concept plan has been developed with extensive neighborhood engagement in which the community expressed interest in continued golf driving range operations; and

**WHEREAS**, on March 5, 2018, the Parks and Recreation Department released a Request for Qualifications (RFQ) to solicit responses from qualified respondents for the purpose of maintaining, operating, and programming of the driving range at the expanded Park; and

**WHEREAS**, the RFQ was advertised in the *San Antonio Express-News*, *La Prensa*, the City's Bidding and Contracting opportunities website, and Channel 21 TVSA; further, outreach notices were sent notifying potential respondents of the RFQ; and

**WHEREAS**, a pre-submittal conference attended by four companies was held at the driving range on March 12, 2018, to answer questions from potential respondents; and

**WHEREAS**, the solicitation closed on April 6, 2018, and two (2) proposal responses were received and were deemed eligible for evaluation; and

**WHEREAS**, the Evaluation Committee, consisting of representatives from the Parks and Recreation Department, Municipal Golf Association, and Northside Independent School District, interviewed both respondents; and

**WHEREAS**, after completion of interviews, additional information was requested from each respondent which included a Pro Forma statement based on the operation of the facility; and

**WHEREAS**, on September 20, 2018, the proposals were scored by the Evaluation Committee; and

**WHEREAS**, the evaluation of each proposal response was based on a total of 100 points; 35 points were allotted for experience, background, and qualifications; 50 points were allotted for a proposed plan and investment schedule; 10 points allotted for the Local Preference Program; and 5 points for the Veteran-Owned Small Business Preference Program; and

**WHEREAS**, after review and discussion by the Evaluation Committee, scores were finalized; and

**WHEREAS**, McAdams Holdings, LLC dba Mac Wylie Golf Center (Mac Wylie Golf Center) received the highest score and is being recommended for award; and

**WHEREAS**, the City's Small Business Economic Development Advocacy Program (SBEDA) was not applicable to this project; and

**WHEREAS**, in accordance with the Local Preference Program and the Veteran Owned Small Business Preference Program, the recommended respondent does not meet the eligibility and, thus, the program points were not applied; and

**WHEREAS**, the License Agreement shall have an initial three (3) year term which shall commence immediately upon execution by the parties, with two (2) additional one (1) year administrative renewals; and

**WHEREAS**, the License Agreement requires Mac Wylie Golf Center to pay annual rent of \$6000.00 in the first year, \$9000.00 in the second year, and \$12,000 in the third year, and \$12,000 in each of the additional one-year renewal periods; and

**WHEREAS**, Mac Wylie Golf Center shall be responsible for repairs, maintenance, operating expenses and additional improvements to the facility; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Parks and Recreation Department or designee, is authorized to execute a License Agreement with the Mac Wylie Golf Center for management, operations, and maintenance of a Golf Driving Range at O.P. Schnabel Park for an initial three (3) year term with the option to exercise two (2) additional one (1) year administrative renewals. A copy of the License Agreement in substantially final form is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2.** Funds generated by this Ordinance will be deposited into Fund 11001000 Internal Order 226000000xxx and General Ledger Account 4407720.

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Chief Deputy Financial Officer, City of San Antonio. The Chief Deputy Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, SAP Project Definitions, WBS Elements, Internal Orders, Fund Centers,

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Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this \_\_\_\_day of \_\_\_\_\_, 2019.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney

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