



# City of San Antonio

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**Title:** Mission Drive-In Theater Site Development and Recreation Center [TCI]

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**TO:** Sheryl Sculley, City Manager

**FROM:** Mike Frisbie, P.E., Director, Transportation and Capital Improvements

**COPIES TO:** High Profile Contract Council Committee; Peter Zanoni, Deputy City Manager; Ben Gorzell Jr., CPA, Chief Financial Officer; Troy Elliott, Finance Director; Kevin Barthold, City Auditor

**SUBJECT:** **Post-Solicitation Briefing for Mission Drive-In Theater Site Development and Recreation Center**

**DATE:** April 8, 2014

The Transportation and Capital Improvements Department will provide a post-solicitation briefing on Public-Private Partnership (P3) Mission Drive-In Theater Site Development and Recreation Center which was presented as an Individual High Profile Contract Initiative on the Bi-Annual High Profile Report.

On November 1, 2012, the City of San Antonio (hereafter referred to as “the City”) adopted Public-Private Partnership (P3) guidelines in accordance with the Texas Legislature enacting the Public and Private Facilities and Infrastructure Act of 2011 under Chapter 2267 of the Texas Government Code. This Council action allows the City to facilitate and expand the use of P3s and by adopting the P3 Guidelines, the City has an additional tool for mobilizing excess or underutilized assets and sharing/allocating risks and rewards between public and private entities. Under said guidelines, the City and a private entity (comprised of a single operator or a team) enter into a contractual agreement in order to deliver a compatible development that demonstrates the potential to generate sustainable non-tax revenue sources, and which allows the City to participate in the benefits of the development of their real estate assets.

The City through a two-step solicitation process solicited for a highly qualified, creative developer or

development team to participate in a Public-Private Partnership (P3) for the redevelopment of city-owned property located at the Mission Drive-In Theater site at 3300 Roosevelt Avenue. Among other considerations, this project also includes building a 25,000 square foot recreation center which will be operated by the YMCA.

A Request for Qualifications (RFQ), the first phase of the two-phase solicitation process, was released in October 2013. This RFQ was advertised in the San Antonio Hart Beat, on the City's website and the Urban Land Institute website in October 2013. Responses were due on January 10, 2014. Two (2) firms responded to the RFQ and submitted their Statement of Qualifications (SOQs). A selection committee consisting of a representative from City Manager's Office, Center City Development, Transportation and Capital Improvements, and City Attorney's Office evaluated and ranked the submissions. Scoring for RFQ was based on the published evaluation criteria, which included: Evaluation of Qualification and Experience; Project Concept, Development Program and Operational and Management Plan; Community Impact and Other Factors/Overall Evaluation.

Based on the initial evaluation process of the SOQs, two respondents were asked in January 2014 to submit responses to a Request for Proposal (RFP) by February 21, 2014. The same selection committee evaluated, interviewed and scored the proposals. Scoring for the RFP was based on the published evaluation criteria, which included: Project Characteristics, Project Costs and Financing, Community Impact and Other Factors.

In accordance with the Small Business Economic Development Advocacy (SBEDA) Program, any contract entered into as a result of this solicitation is subject to the SBEDA Affirmative Procurement Initiative and goal as determined by the applicable SBEDA Goal Setting Committee. Upon selecting a Respondent to negotiate the terms and conditions of a binding agreement, the selected Respondent's proposal will be submitted to the Goal Setting Committee for determination regarding the applicability of an Affirmative Procurement Initiative, relative goal and required date for return of a Utilization Plan.

This item is tentatively scheduled for Council consideration in May 2014.