



City of San Antonio

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**CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS
INTERDEPARTMENTAL CORRESPONDENCE**

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, CPA, Finance Director; Kevin Barthold, City Auditor

SUBJECT: **Post Solicitation Briefing for D6 Northwest Area Recreation & Community Development Project**

DATE: April 14, 2015

The Transportation & Capital Improvements Department (TCI) will provide a post-solicitation briefing on the Public-Private Partnership (P3) for the Northwest Area Recreation & Community Development Project which was presented as an individual item on the 2015 Annual High-Profile Report.

On May 12, 2012, San Antonio voters approved the 2012 - 2017 Bond Program, consisting of five propositions totaling \$596 Million. As part of that program, \$3 million was designated for Parks, Recreation and Open Space Improvements for the Northwest Area Recreation Center in Council District 6 and \$1.4 million was designated for development of a Library in Council District 6. Both projects were partially funded through the Bond in anticipation of leveraged funding from other sources.

The construction of this project will be in two phases. In the first phase, the City will contract with YMCA using the Bond funds to design and construct a 5,000 square foot San Antonio Branch Library and 40,000 square foot YMCA recreational center that will include a gymnasium, exercise rooms, locker rooms and gym. Both facilities will be co-located in a

former grocery building located at State Hwy 151 and Potranco Road which the YMCA has purchased from SAWS.

The second phase will be accomplished through a Public-Private Partnership (P3) to include the construction of multi-purpose athletic fields on 6 acres of the 12-acre parcel adjacent to the proposed YMCA/Library building. Developer has proposed to use the remaining 6-acres for market rate Senior Citizen Housing. The 12-acre parcel is currently owned by SAWS but is under negotiation with the City to acquire the property with council action anticipated on April 30, 2015.

A Request for Qualifications (RFQ) was released on December 9, 2014 seeking a developer to build multi-purpose athletic fields on 6 of the 12-acres. The RFQ was advertised on the City's Bidding Opportunities website, TVSA Channel 21, and through the Urban Land Institute.

In addition, TCI conducted outreach efforts to ten (10) developers. Responses were due on January 9, 2015 and one (1) firm was responsive.

The P3 statute requires a developer to be selected through a 2-step process. The first step is to ensure a developer is qualified. The next step requires the qualified developer to submit a detailed proposal.

The Selection Committee, consisting of representatives from City Manager's Office, City Attorney's Office, Finance Department and Parks & Recreation Department evaluated the developer's qualifications and invited the developer to submit a detailed proposal. The detailed proposal was received on February 20, 2015, and the Selection Committee interviewed the developer on February 27, 2015.

The Public Private Partnership Development Agreement is contingent upon the City's acquisition of the 12-acre property from SAWS which is scheduled for City Council consideration on April 30, 2015.