



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4905  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 11/9/2017  
**Title:** An Ordinance authorizing the execution of a funding agreement between the Family Violence Prevention Services, Inc. and the City of San Antonio in an amount up to \$1,000,000.00 to construct a new gymnasium for the Battered Women & Children's Shelter, a 2017-2022 Bond funded Project and authorizing the execution of a 20 year lease agreement for the new 7,200 square foot gymnasium located on their campus. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Ordinance, 2. Battered Women and Children's Center Agreement and Lease, 3. Ordinance 2017-11-09-0880

Date	Ver.	Action By	Action	Result
11/9/2017	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Funding Agreement with Family Violence Prevention Services, Inc. for improvements to The Battered Women & Children's Shelter

**SUMMARY:**

An ordinance authorizing the execution of a funding agreement between the Family Violence Prevention Services, Inc. and the City of San Antonio in an amount up to \$1,000,000.00 to construct a new gymnasium for the Battered Women & Children's Shelter, a 2017-2022 Bond funded Project and authorizing the execution of a 20 year lease agreement for the new 7,200 square foot gymnasium located on their campus.

**BACKGROUND INFORMATION:**

On May 6, 2017, San Antonio residents voted and approved the 2017-2022 General Obligation Bond Program totaling \$850 million. The Battered Women & Children's Shelter project will be construct a new 7,200 square foot gymnasium on the their existing campus, with \$1,000,000.00 allocated from the Bond Program.

Founded in 1977, the Battered Women's Shelter of Bexar County opened in order to create an environment where victims of abuse can escape violence. Over the years, the agency has expanded services to provide both women and children with transitional housing, non-residential counseling, legal services, medical services and educational opportunities. Family Violence Prevention Services, Inc. operates the Battered Women and Children's Shelter and has 12 transitional housing single-family dwellings across San Antonio to assist victims of domestic violence to make a new start. The shelter complex can accommodate 222 people and includes a school, a medical and dental clinic and two transitional housing duplexes.

The \$1 million allocated from the City's Bond Program will be provided to Family Violence Prevention Services on a reimbursement basis for the construction of a new 7,200 square foot gymnasium on the Battered Women & Children's Shelter facility and will include an entrance lobby, restrooms and storage. The design for this project has been completed. The new gymnasium will consist of a pre-engineered metal building and includes a 4,390 square foot gym, entrance lobby, restrooms and storage. Landscaping and a new 17 space parking lot are also part of this project.

The improvements to be constructed will be solely funded by the City's contribution. Family Violence Prevention Services will oversee the construction of the improvements to the Battered Women and Children's Shelter in accordance to the bond brochure and funding agreement. The City's funding will be provided on a reimbursement basis and once the construction is verified and approved. All construction on the new facility is anticipated to begin in November 2017 and estimated to be completed by August 2018.

In conjunction with this funding agreement, the Family Violence Prevention Services, as the Landlord, will enter into a 20 year lease agreement with the City of San Antonio as cotenant. The lease establishes the public ownership and authorizes the City's financial contribution towards the facility providing community services for benefit of the community. Due to the sensitive nature of the services provided at the Battered Women & Children's Shelter and to ensure the safety of the victims, the City will not request use of the facility outside of the intended use by the public.

This agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 21% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Family Violence Prevention Services, Inc. has committed to the 21% M/WBE subcontracting goal.

## **ISSUE:**

This ordinance authorizes the execution of a funding agreement with Family Violence Prevention Services and the City of San Antonio in an amount up to \$1,000,000.00 to construct a new gymnasium for the Battered Women & Children's Shelter, a 2017-2022 Bond funded Project, with offices located in Council District 1, and authorizes the execution of a 20 year lease agreement for the new 7,200 square foot gymnasium located on their campus.

The Funding Agreement provides for a 7,200 square foot pre-engineered metal building and includes a 4,390 square foot gym, entrance lobby, restroom and storage. Landscaping and a new 17 space parking lot are also part of this project. Family Violence Prevention Services will oversee the construction of the improvements to the Battered Women and Children's Shelter in accordance to the bond brochure and funding agreement. The City's funding will be provided on a reimbursement basis and once the construction is verified and approved. All construction on the new facility is anticipated to begin in November 2017 and estimated to be completed by August 2018.

In conjunction with this funding agreement, the Family Violence Prevention Services, as the Landlord, will enter into a 20 year lease agreement with the City of San Antonio as cotenant. The lease establishes the public ownership and authorizes the City's financial contribution towards the facility providing community services for benefit of the community. Due to the sensitive nature of the services provided at the Battered Women & Children's Shelter and to ensure the safety of the victims, the City will not request use of the facility outside of the intended use by the public.

#### **ALTERNATIVES:**

City Council could choose not to approve this agreement; however, doing so would delay the City from moving forward with its commitment to voters to provide funding for the Battered Women & Children's Shelter Project.

#### **FISCAL IMPACT:**

This ordinance authorizes a funding agreement with Family Violence Prevention Services, Inc., in an amount up to \$1,000,000.00, for the construction of improvements and authorizes a 20 year lease agreement for a new gymnasium facility located on their campus. Funds are available from the 2017-2022 General Obligation Bond and included in the 2018-2023 Capital Improvement Budget.

#### **RECOMMENDATION:**

Staff recommends authorizing this funding agreement with Family Violence Prevention Services, Inc. in an amount up to \$1,000,000.00 from the 2017 General Obligation Bond Program to construct a new gymnasium on the Battered Women & Children Center campus for benefit of the community.