



City of San Antonio

Agenda Memorandum

File Number:19-4416

Agenda Item Number: 48.

Agenda Date: 6/13/2019

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

License Agreement with Mac Wylie Golf Center

SUMMARY:

This ordinance authorizes the 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 through December 31, 2022, in the amount of \$27,000.00, which includes a reduced rental amount for proposed improvements in the first year for \$6,000.00, \$9,000.00 the second year and \$12,000.00 for remaining year(s). The License Agreement has the option for up to two (2) additional one (1) year administrative renewals. Revenue generated by this license agreement will be deposited into the General Fund.

BACKGROUND INFORMATION:

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. A concept plan has been developed with extensive neighborhood engagement in which the community expressed interest in continued golf driving range operations.

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 O. P. Schnabel Park. The RFQ was advertised in the San Antonio Express-News, La Prensa, the City's Bidding and Contracting opportunities website, Channel 21 TVSA, and outreach notices were sent notifying potential respondents of the RFQ. A pre-submittal conference attended by four companies

was held at the driving range on March 12, 2018, to answer questions from potential respondents. The solicitation closed on April 6, 2018, and two (2) proposal responses were received and were deemed eligible for evaluation. The evaluation committee interviewed both respondents. After completion of interviews, additional information was requested from each respondent which included a Pro Forma statement based on the operation of the facility.

On September 20, 2018, the proposals were scored by an Evaluation Committee consisting of representatives from the Parks and Recreation Department, Municipal Golf Association, and Northside ISD. 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.

After review and discussion by the evaluation committee, scores were finalized and aggregate scores were presented to the committee. As a result, McAdams Holdings, LLC dba Mac Wylie Golf Center scored the highest ranking and is being recommended for award.

The City's Small Business Economic Development Advocacy Program (SBEDA) was not applicable to this project. In accordance with the Local Preference Program and the Veteran Owned Small Business Preference Program, the recommended respondent does not meet the eligibility therefore the program points were not applied.

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. The tenant shall be responsible for repairs, maintenance, operating expenses and additional improvements to the facility.

ISSUE:

This ordinance authorizes the 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. This action is consistent with City policy to facilitate the use of parks for athletic and recreational activities by the citizens of San Antonio.

ALTERNATIVES:

City Council could elect not to approve this action, resulting in the Parks and Recreation Department only maintaining the property and not providing driving range operations.

FISCAL IMPACT:

This ordinance authorizes the 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 through December 31, 2022, in the amount of \$27,000.00, which includes a reduced rental amount for proposed improvements in the first year for \$6,000.00, \$9,000.00 the second year and \$12,000.00 for remaining year(s). The License Agreement has the option for up to two (2) additional one (1) year administrative renewals. Revenue generated by this license agreement will be deposited into the General Fund.

RECOMMENDATION:

Staff recommends approval to execute a License Agreement with Mac Wylie Golf Center for management, operations and maintenance of a Golf Driving Range at O. P. Schnabel Park.

This contract is procured by means of Request for Qualifications and the Contracts Disclosure Form is attached.