



City of San Antonio

Agenda Memorandum

File Number:15-2433

Agenda Item Number: 4.

Agenda Date: 4/7/2015

In Control: Economic and Community Development Committee

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Public Private Partnership (P3): Development of Athletic Fields in connection with the Northwest Area Recreation Center in Council District 6

SUMMARY:

City staff will provide a briefing to the Economic & Community Development Council Committee on the Public Private Partnership (P3) initiative for the development of athletic fields in connection with the Northwest Area Recreation Center in Council District 6.

BACKGROUND INFORMATION:

In 2011, City Council District 6 provided funds for a study of the need for a new Recreation Center in the northwest quadrant of San Antonio. This study revealed that interest exists for a new YMCA community center serving District 6 and the location at the corner of Potranco and Highway 151 was considered “very convenient” by 86% of the respondents. Additionally, the primary prospective member groups of a new recreation facility include families with children, aging baby-boomers and health seekers. The consultant recommended a recreation 37,000 square foot or larger facility with an indoor pool. Additionally due to the population of children, the YMCA felt that outdoor athletic fields were an essential component of the recreation center.

In preparation of the 2012-2017 General Obligation Bond Program, community meetings were held in each City Council District requesting priorities to be included on the ballot initiative. The bond committees recommended funding for a recreation center and a new branch library in Council District 6 to be included on

the ballot. Both projects were partially funded through the Bond in anticipation of leveraged funding from other sources.

In May of 2012, voters approved the 2012-2017 General Obligation Bond Program, \$3 million was designated for a project titled the Northwest Area Recreation Center in Council District 6 and \$1.4 million was designated for development of a Library in Council District 6.

In October 2014, YMCA purchased a former grocery store building at the corner of Potranco Road and Highway 151 with the intent to partner with the City to repurpose the old grocery store into a new co-located recreation center and library.

The construction of this project will be in three phases: **Phase I** - 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.

Phase II - Accomplished through a Public-Private Partnership (P3) to include the construction of multi-purpose athletic fields on 6 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.

On November 1, 2012, City Council adopted the P3 guidelines in accordance with Chapter 2267 of the Texas Government Code. 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.

A Request for Qualifications (RFQ) was released December 9, 2014 seeking a developer to build multi-purpose athletic fields on 6 of 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 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.

A Developer Agreement is scheduled for Council consideration on April 30, 2015.

Phase III - Includes the indoor pool recommended in the 2011 study. Funding for the third phase of the project has not yet been identified.

ISSUE:

Staff is requesting ECDC support the effort of completing Phase II of this project through a P3. 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 30th.

ALTERNATIVES:

If a P3 is not used for development of the athletic fields, the City would need to find \$1,500,000 to accomplish this phase of the project.

FISCAL IMPACT:

There is currently no fiscal impact to the P3.

RECOMMENDATION:

Staff recommends support of the ECDC for the Public Private Partnership (P3) initiative for the development of athletic fields in connection with the Northwest Area Recreation Center in Council District 6.