

OPERATOR DRAFT RFQ

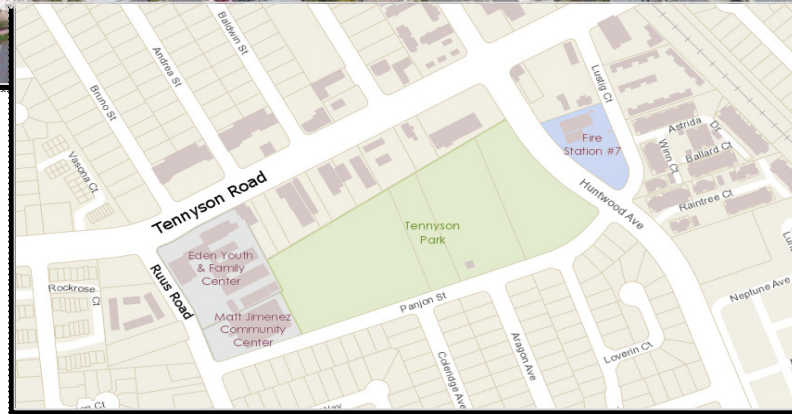
GOVERNANCE GROUP
SOUTH HAYWARD FAMILY CENTER PROJECT
JULY 11, 2016



ILLUSTRATION



SITE MAP



PARCEL MAP



KEY ASSETS

- GOVERNANCE GROUP AGENCY PARTNERSHIP
- CITY OF HAYWARD AND H.A.R.D. PROPERTIES AT TENNYSON / RUUS / HUNTWOOD
- EXISTING FACILITY ASSETS:
 - ✓ MATT JIMENEZ COMMUNITY CENTER (OWNED BY CITY; OPERATED BY HARD)
 - ✓ TENNYSON PARK (OWNED AND OPERATED BY HARD)
 - ✓ FIREHOUSE CLINIC (OWNED BY CITY; CLINIC OPERATED BY TIBURCIO VASQUEZ)
- PLANNED NEW ASSET: SOUTH HAYWARD FAMILY CENTER FACILITY (IN PRE-DESIGN PHASE)
- CAPITAL FUNDING FOR NEW ASSET CONSTRUCTION SECURED TO DATE: \$16.8M



REVIEW

FACILITY OPERATOR REQUEST FOR QUALIFICATIONS



RFQ CRITERIA

- SCOPE OF SERVICES
- QUALIFICATIONS
- INVESTMENT & PARTNERSHIP
- SELECTION PROCESS





SCOPE OF SERVICES

- **OPTIONS: OPERATIONAL RESPONSIBILITY**
 - ADMINISTRATIVE ONLY W/ OPERATIONAL PARTNERS
 - “LEAD” OPERATOR W/ “TENANT” SUB-OPERATORS
 - DIRECT OPERATIONAL RESPONSIBILITY FOR ALL SERVICE DELIVERY
- **OPTIONS: FACILITY-RELATED RESPONSIBILITY**
 - DIRECT RESPONSIBILITY FOR FACILITY UPKEEP AND REPAIR
 - PAYMENT OF RENT and/or COLLECTION OF RENT FROM “TENANT” PARTNERS
 - PAYMENT INTO A MAINTENANCE FUND



QUALIFICATIONS

- **Options: ORGANIZATIONAL TYPES**
 - PUBLIC or PRIVATE
 - NONPROFIT or FOR-PROFIT
 - SINGLE AGENCY or PARTNERSHIP

- **Required information: ORGANIZATIONAL CAPACITY**
 - CURRENT OPERATING BUDGET? CURRENT ASSETS? FISCAL AUDIT?
 - CURRENT STAFFING CAPACITY?
 - LENGTH OF APPLICABLE EXPERIENCE?

- **Additional desired QUALIFICATIONS**
 - LOCAL FOOTPRINT/ EXPERIENCE
 - REGIONAL AND/OR NATIONAL EXPERIENCE
 - INVESTMENT/ REVENUE/ COST-SHARING CAPABILITY



INVESTMENT & PARTNERSHIP

- **WHAT FINANCIAL INVESTMENT, IF ANY, CAN FACILITY OPERATOR PROVIDE?**
 - CAPITAL INVESTMENT?
 - OPERATING FUNDS?
 - PAYMENT OF RENT?
 - CONTRIBUTIONS TO A FACILITY MAINTENANCE FUND OR OPERATING FUND?
 - OTHER FINANCIAL INVESTMENT AND/OR PARTNERSHIP?
- APPROX. \$16.8M IN CAPITAL FUNDING SECURED TO DATE
- ACTUAL CONSTRUCTION COSTS DEPEND ON EXACT DESIGN, FUNCTION
- SITE-SPECIFIC DESIGN, CONSTRUCTION COST ESTIMATE IN DEVELOPMENT
- ESTIMATED TOTAL PROJECT COST: \$26M+
- NO OPERATIONAL FUNDING YET IDENTIFIED



SELECTION PROCESS

- **INSTRUMENT**
 - CITY OF HAYWARD WILL ISSUE A REQUEST FOR QUALIFICTIONS (RFQ) ON BEHALF OF THE CITY/COUNTY/HARD PARTNERSHIP

- **REVIEW PROCESS**
 - PANEL COMPRISED OF TWO STAFF PERSONS EACH FROM CITY/COUNTY/HARD
 - PANEL REVIEWS RESPONSES, REQUESTS INFO AS NEEDED
 - PANEL PRESENTS RESPONSES TO GOVERNANCE GROUP

- **PROPOSED RFQ TIMELINE:**
 - AUGUST 1: RFQ ISSUED
 - SEPTEMBER 15: SUBMITTAL DEADLINE
 - SEPTEMBER 20-24: STAFF REVIEW PANELS
 - SEPTEMBER 26: PRESENT RESPONSES TO GOVERNANCE GROUP