OPERATOR DRAFT RFQ
GOVERNANCE GROUP
SOUTH HAYWARD FAMILY CENTER PROJECT
JULY 11, 2016
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 QUALIFICATIONS (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