

AGENDA

1. Staff/Participant Introductions
2. Reuse Background
3. Requirements for Submitting Proposals
4. Review Format for Acceptable Proposals
5. Review Evaluation Criteria
6. Review Project Locations & Limitations
7. Questions
8. Closing Remarks & Next Steps

Reuse RFI available at http://www.sanjoseca.gov/prns/facility_reuse/

Reuse Background

- Reuse a response to a budget dilemma
- Addressed three divergent realities
 - ✓ Increase in Population/Service Demand
 - ✓ Increase in facility square footage
 - ✓ Decrease in staffing/budget allocations

Making the best of a bad situation...

PRNS budget deficit led to:

- Staff and service reductions or eliminations
 - Delayed openings & community center closures
- Need for revenue increases
 - New or higher fees
- PRNS reorganization
 - Greater program efficiencies
- New service delivery models
 - Continue services in new ways (Reuse)

Recreation & Community Services
Community Center Reuse

Brief History of Reuse

- Reuse Policy adopted on April 22, 2008
- 17 sites added in 2008
- Six sites added in 2009
- 22 sites added in 2010
- Reuse Policy revised on June 16, 2010

2010 Reuse Policy Revisions

Reuse Policy revised on June 16, 2010

- Temporarily suspended competitive evaluation requirements
- Evaluation criteria expanded to include non-recreation
- Allow market rate facility rental fees and full or partial cost-sharing of maintenance and utility facility expenses commensurate with the square footage used.

21 New Reuse sites added/Funded until June 30, 2011

- Phase 1: Starbird, Gardner, Washington United, Alviso, Alum Rock, Alma
- Phase 2: Remainder of sites: Projected November 2010 release

Reuse RFI, continued

Reuse RFI (Section 2, Page 2)

1. Facilities offered in “as-is” condition
2. Service Provider will provide personal property (FF&E)
3. Non-exclusive use of facilities offered in some cases at no cost, in return for services that primarily benefit San José residents
4. Service Providers may pay for use of facility, including maintenance/utilities based upon the level of fees charged to the public

Requirements for Submitting Proposals

Minimum Qualifications (Section 7, Page 5)

1. Proof of 501c (3) status
2. For-profit must show proof of Business License and evidence of good standing w/State of California
3. Satisfactory performance in each of last five years, and shall not have been terminated for breach of City of San José agreement.

Reuse RFI, continued

Desirable Qualifications (Section 7, Page 6)

1. Five years experience within last 10 years
2. Financial sustainability, including cash on hand, for the proposed services

RFI Requirements (Section 8, Page 8)

1. Respond to questions in Partnership Proposal Form.
(Attachment A) *one for each proposal*
2. Submit separate proposals for each facility you propose to operate
3. Collaborative proposals acceptable; must identify lead entity

Reuse RFI, continued

4. Financial and other requirements increase or decrease with proposed scope of programs and services.
5. City may consider quality, character, and past performance of proposer or proposer employee, with other City programs.
6. Service Provider must maintain required insurance.
7. Service Provider must execute agreement with City of San José. Any objections to the exemplar form should be provided with the response to the Request for Interest. Exemplar form can be found on Reuse website.

RFP Evaluation Criteria

Proposals evaluated based on:

1. Benefits to City and neighboring community, and overall feasibility of proposal to site.
2. City will evaluate and prioritize proposals, and provide a pass/fail rating.
3. Evaluation may include requests for additional follow-up information.
4. City may request oral interviews and/or presentations.

Project Locations & Limitations

Phase 1:

- Starbird Youth Center (Park site)
- Gardner Community Center (Park site)
- Washington United Youth Center
- Alviso Youth Center (School site)
- Alma Youth/Senior Center
- Alum Rock Youth Center (School site)

Phase 2: Balance of Sites

Next Steps

- ✓ September 30: Reuse RFI Filing Period Ends
- ✓ September 8: Information Meeting
- ✓ September 7 & 9: Facility Tours
- ✓ September 30: Proposals Due
- ✓ October 1: Proposer Evaluations
- ✓ October-November: Service Provider Move-in
- ✓ November 4: NS&E Report
- ✓ November: Phase 2 Projected Release

Reuse Website: http://www.sanjoseca.gov/prns/facility_reuse/

