# Waller Creek
# Boathouse Operator Briefing

## PARD Board Review and Action

*April 26, 2011*

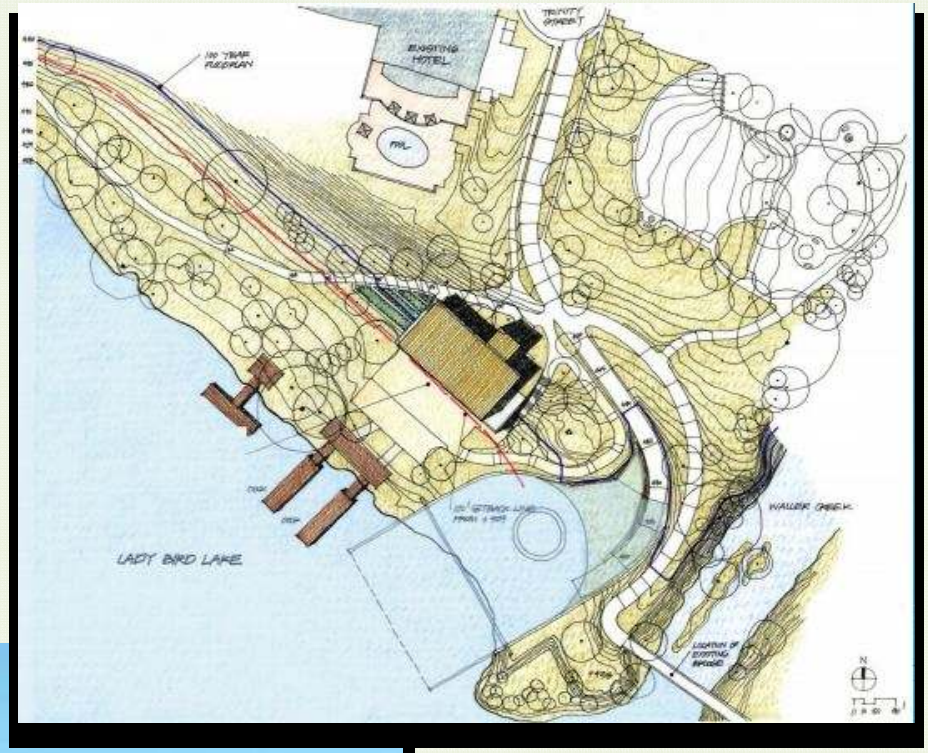
AUSTIN PARKS & RECREATION
*Cultural Places, Natural Spaces*

CAPRA ACCREDITED

CITY OF AUSTIN FOUNDED 1839

# Project Goal

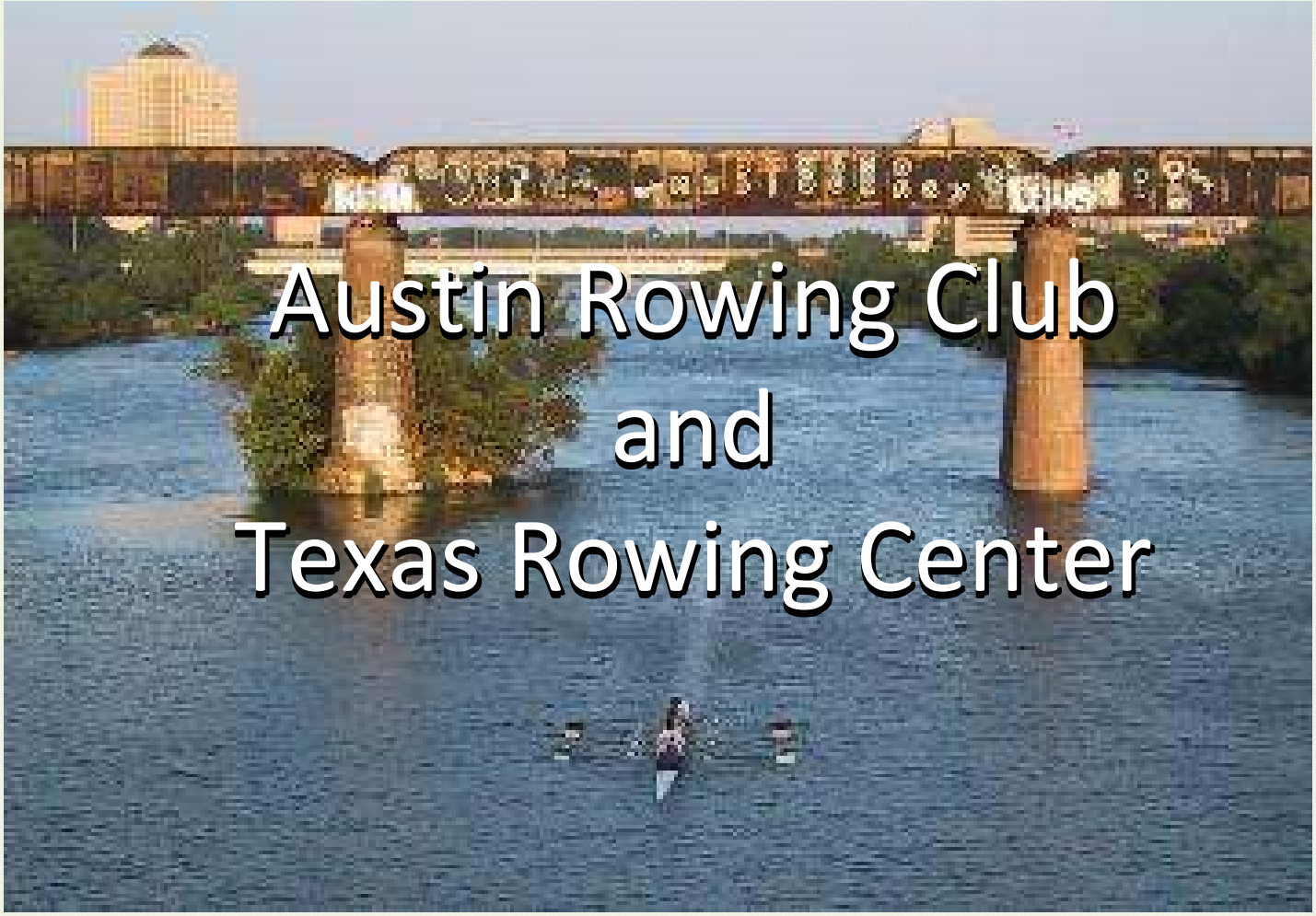
Select an operating partner for the boathouse to provide rowing services and concessions, facility management and maintenance, and enhanced cultural opportunities


TRINITY STREET
EXISTING HOTEL
100 YEAR FLOODPLAIN
LADY BIRD LAKE
WALLER CREEK
LOCATION OF EXISTING BRIDGE
N

# Proposal Requirements

- An operator with at least 5 years of demonstrable experience
- Provide a broad range of services including; Canoe and kayak rentals, rowing programs and concessions
- Responsibility for comprehensive maintenance and facility operations
- Provide reasonable revenue return to the City
- Enhance the City's rowing tournament opportunities and international rowing profile
- Develop a contract for an initial term of five (5) years
  - City may extend for an additional two (2) year period

# Two Proposals Received and Evaluated



# City Code and Department Concession Compliance

PARD initiated this process under the authority of
Chapter 8 Parks Administration, Article 5 Town Lake Park,
Sections 72 and 72 of the city code
and the departments
administrative concession policy.

# Procurement Timeline

| | |
|---|---|
| May 19, 2009 | PARD hosted stakeholder input meeting |
| Nov. 13, 2009 | PARD hosted boathouse request for proposals (RFP) Input Meeting |
| Mar. 24, 2010 | City Purchasing released RFP for boathouse operator |
| Apr. 29, 2010 | RFP deadline for proposals, two (2) proposals received and evaluated |
| Aug. 4, 2010 | Boathouse Evaluation Committee evaluated proposals |
| Sep. 1, 2010 | Boathouse Evaluation Committee conducted interviews with Texas Rowing Center (TRC) |
| Sep. 9, 2010 | Boathouse Evaluation Committee conducted interviews with interviews Austin Rowing Club (ARC) |
| Sep. 15, 2010 | Boathouse Evaluation Committee met for final evaluation and scoring |

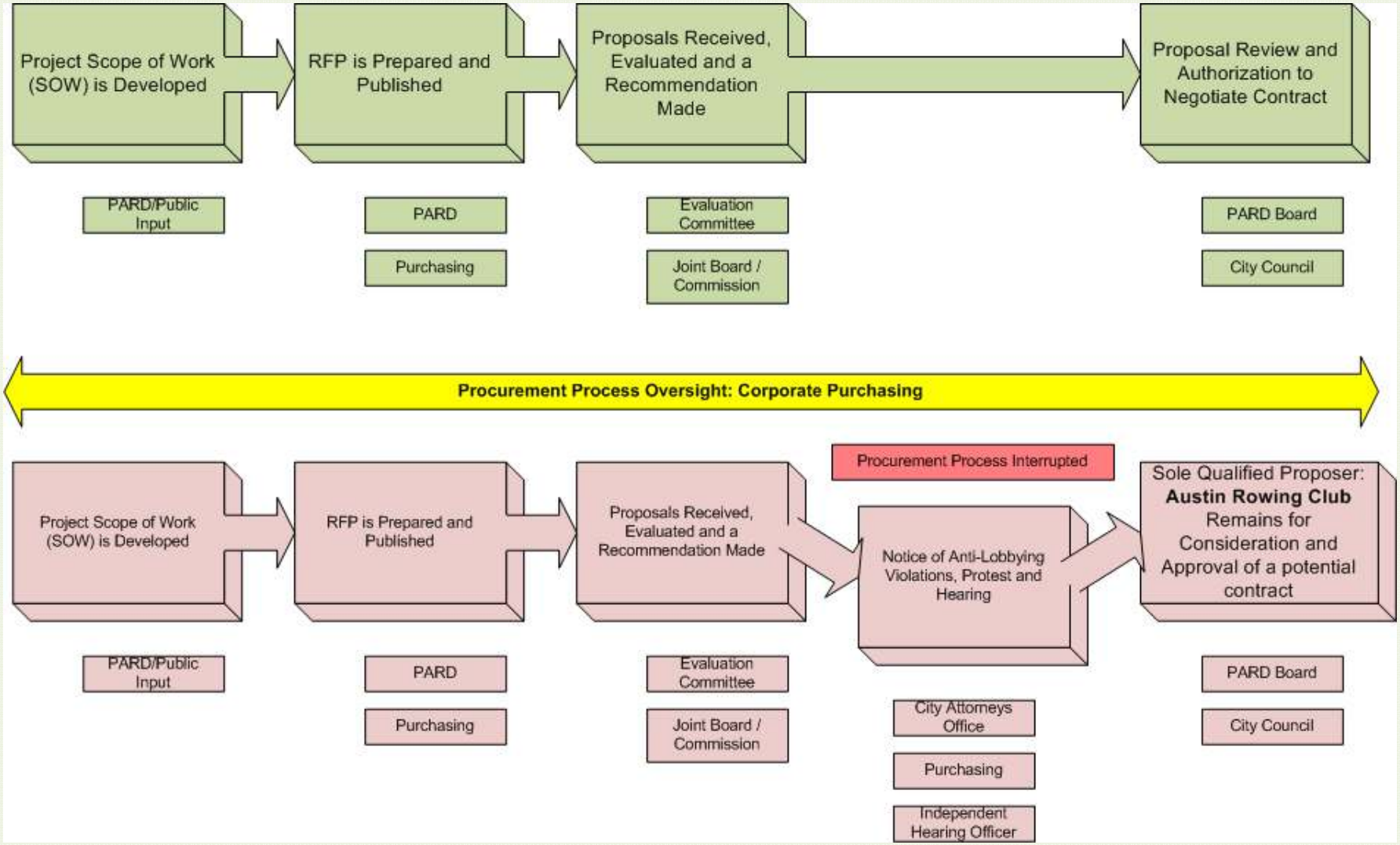
# Procurement Timeline

| | |
|---|---|
| Dec. 14, 2010 | PARD submitted proposal recommendation to Purchasing for operator based on Boathouse Evaluation Committee scoring |
| Jan. 17, 2011 | Evaluation and joint recommendation by representatives of PARD Board, Environmental Board and Design Commission |
| Jan. 27, 2011 | PARD Board scheduled for review and approval, item pulled from agenda by City Attorneys Office due to potential Anti-Lobbying violations |
| Feb. 14, 2011 | City Purchasing Office sent notice to both TRC and ARC disqualifying both responses under provisions of the City's Anti-Lobbying and Procurement Ordinance |
| Feb. 17, 2011 | TRC submitted Notice of Intent to Protest Purchasing Office disqualification |
| Feb. 18, 2011 | ARC submitted Notice of Intent to Protest Purchasing Office disqualification |

# Procurement Timeline

| | |
|---|---|
| Mar. 2, 2011 | ARC and TRC Protest Hearings held by Independent Hearing Officer |
| Mar. 17, 2011 | Independent Hearing Office sustains ARC's protest and overrules TRC's protest |
| Apr. 26, 2011 | PARD staff briefs PARD Board to continue selection of Boathouse Operator process with ARC as the only remaining proposer |
| Apr.- May, 2011 | City staff will meet with ARC to preposition the terms and conditions for potential management of the boathouse |
| Aug. 25, 2011 | Council review and approval |

# Procurement Process



# Boathouse RFP Evaluation Criteria

| Evaluation Criteria | Maximum Points |
|---|---|
| Project Concept and Solutions | 35 |
| Demonstrated Public Private Partnerships Experience | 25 |
| Total Revenue to the City | 20 |
| Financial Viability/Stability | 20 |
| Subtotal Points: | 100 |
| Interviews | 25 |
| **Total Points** | **125** |

# Evaluation Matrix Summary

| Evaluation Criteria | Max. Points | Austin Rowing Club | Texas Rowing Center* |
|---|---|---|---|
| Project Concept and Solutions | 35 | 33.50 | 33.91 |
| Demonstrated Public/Private Partnerships Experience | 25 | 23.94 | 24.23 |
| Total Revenue to the City | 20 | 12.80 | 20.00 |
| Financial Viability/Stability | 20 | 15.29 | 15.00 |
| Subtotal | 100 | 85.53 | 93.14 |
| Interviews | 25 | 20.86 | 20.36 |
| **Total Points** | **125** | **106.39** | **113.50** |

*Disqualified due to Anti-lobbying Violation and not eligible for award.

# Joint Board / Commission Recommendation

## January 17, 2011

One Representative Each from the
PARD Board
Environmental Board
and Design Commission

Texas Rowing Center

# Staff Recommendation

Proceed with a recommendation to City Council authorizing staff to support prepositioning of contract terms with **Austin Rowing Club** as the sole remaining proposer

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