




MEMORANDUM

TO: Mayor and City Council Members

FROM: Kimberly A. McNeeley, M. Ed., CPRP, Director
Austin Parks and Recreation Department 

THROUGH: Stephanie Hayden-Howard, Assistant City Manager

DATE: October 17, 2022

SUBJECT: Staff Response to Nash Hernandez Facility Feasibility Study (Resolution No. 20220616-089)

This memo serves as a response to Austin City Council [Resolution No. 20220616-089](#) directing the City Manager to study the feasibility and fiscal impact of an Intergenerational Resource and Activity Center program in the Nash Hernandez Building, survey City-owned parcels, and review co-location opportunities for other centers in collaboration with community partners. The Parks and Recreation Department (Department) has completed the analysis and is submitting the attached feasibility and fiscal impact study of an Intergenerational Resource and Activity Center (IRAC) program in the Nash Hernandez Building.

Background

At the regular City Council meeting on May 19, 2022, City Council authorized the negotiation and execution of a professional services agreement with Cotera+Reed Architects for architectural services to renovate the Nash Hernandez facility to serve the administrative needs of the Department. Through this project, the Department intended to provide office space to multiple units that are currently operating without adequate facilities. Additionally, as was proposed in the [Holly Shores/Edward Rendon Sr. Park at Festival Beach Vision Plan](#), a portion of the facility is intended to provide shared space for limited community uses. Funding to renovate the facility to administrative office space is available within the Department's Capital Improvement Program. The Department has not yet executed the architectural contract or finalized contractual details with the Capital Contracting Office.

At the regular City Council meeting on June 16, 2022, City Council directed the Department to study the feasibility and fiscal impact of an Intergenerational Resource and Activity Center program in the Nash Hernandez Building, based on recommendations within an Austin Public Health funded feasibility study that was completed in late 2021. No funding source was identified to support this request.

Feasibility Study

Several factors were considered as part of this feasibility study, including the findings of the 2021 Report entitled "Adult Day Center with intergenerational Programming Feasibility Study" that provided recommendations related to service gaps and opportunities for low-income older adults living in the City

of Austin. This report indicated that the 78702 zip code, where the Nash Hernandez building is located, is a high target zip code for low-income adults. However, 78702 is not identified as a high-need area for childcare and it is relatively rich in resources for older adults as five City of Austin recreation centers are located in the zip code.

The feasibility study further outlines the limitations due to the building's layout on the programmatic elements for an IRAC program, the renovation costs due to the poor condition of the building, and the fact that funding sources for the design and construction of a pilot IRAC facility have not been identified. In addition, while the Department offers programs and services to school-aged children, childcare for toddlers has specialized requirements and services would have to be provided by a third-party vendor.

Summary

Based upon the Department's review, it is estimated that the renovation of the facility as an IRAC program would cost between \$8.2 and \$11 million. The Department has \$3.3 million available now to support the renovation of the building for administrative and flexible community space, but the funding is not eligible to support renovations for IRAC purposes.

The Department has been working through various partnership models for over ten years to renovate the Nash Hernandez facility (which is considered an underutilized Department asset) as an administrative building inclusive of a flexible community space. Upon considering:

- zip code locations within the City that have a documented higher need for an IRAC program,
- departmental needs for additional administrative space,
- community space needs as outlined by community stakeholders,
- the availability of deferred maintenance funding to utilize immediately towards administrative spaces at the Nash Hernandez building, and
- the lack of capital improvement and operational funding,

the Department recommends proceeding with the original plan to renovate the facility to serve the Department's administrative needs, rather than pursuing an alteration of the Nash Hernandez building for IRAC programming. The Department further recommends pursuing a pilot IRAC partnership program at one of the following facilities, George Morales-Dove Springs Recreation Center (78744), Mendez Recreation Center (78702), or Dittmar Recreation Center (78745).

Should you have any questions, please contact my office at (512) 974-6717.

cc: Spencer Cronk, City Manager
Veronica Briseño, Assistant City Manager
Jodi Jay, M.B.A., CPRP, Assistant Director
Liana Kallivoka, PhD, PE, LEED Fellow, Assistant Director
Lucas Massie, M.Ed., CPRP, Assistant Director
Suzanne Piper, DBA, Chief Administrative Officer

Attachments:

Feasibility Study: Intergenerational Resource and Activity Center Pilot Program at the Nash Hernandez Building