



Parks & Recreation

To: Mayor and City Council Members
Doug Faseler, City Manager

From: Jack Jones, Director of Parks and Recreation

Through: Rick Cortes, Assistant City Manager

Date: July 15, 2014

Subject: **Resolution approving the selection of SPA Skateparks to provide design, build, and construction administration services for a new public skate park within the new community park on the west side of Seguin as approved in the November 2013 Parks Bond Election and authorizing the City Manager to negotiate a contract with SPA Skateparks.**

The City of Seguin purchased approximately 48 acres of property (commonly known as the Hoermann Property) located south of San Antonio Ave. and east of N. Vaughan Ave. in June 2007 with Destination Seguin bond funds. In April 2013, Rialto Studio, Inc. was commissioned by the City to amend the master plan approved in 2010. The amended master plan incorporated a new skate park as part of the overall plan. On July 1, 2013, the Parks and Recreation Advisory Board approved the amended master plan and the City Council approved the amended master plan on July 2, 2013 that included the new skate park on the north side of the park property.

With voter approval of the Parks Bond Election in November 2013, staff began moving forward with plans to construct all park projects as publically presented to Seguin voters. On December 3, 2013, the City Council authorized the City Manager to seek Request for Qualifications (RFQ's) for the design of various new park improvements. The first step was to select a landscape architectural/engineering firm for the overall design of new park improvements with the exception of the skate park. On April 15, 2014, the City Council approved a resolution authorizing the City Manager to execute a Professional Services Agreement with Rialto Studio for landscape architectural/engineering design and construction administration services for a new community park on the west side of Seguin and three new public restroom facilities.

As presented/discussed, the design and construction of the skate park would be handled separately by a design/build skate park firm. The contracted design/build skate park firm, along with City staff, would lead a public process to solicit input from local skaters on design of the skate park within the budgetary limitations. This is similar to how other skate park projects are built throughout Texas. Rialto Studio will work with the contracted design/build skate park firm to design (into the overall project) all of the infrastructure including drainage, detention, site utilities, trail connections, site amenities, parking, lighting, etc. related to the skate park that will be completed by a General Contractor. The design/build skate park firm will only be responsible for designing and building the skate park (concrete work only) since this is highly specialized work that should not be done by the General Contractor for the entire park project.

In May 2014, staff released a RFQ document to solicit qualifications from design/build skate park firms/teams from around the country. This was phase 1 of a two part process to help the City to select the best qualified firm/team to design and build the skate park. By the deadline on May 20, 2014, the following nine firms/teams from around the country submitted their qualifications for consideration:

- Evergreen Skateparks
- California Skateparks
- Grindline Skateparks
- Misiano Skateparks
- Pillar Design Studios & Artisan Skateparks
- Reynolds, Porter, Northshore Development
- SPA Skateparks
- Spohn Ranch Skateparks
- Wally Hollyday Skateparks

City staff ranked all nine firms/teams in accordance with the following general evaluation criteria (summary) published in the RFQ document:

- General Background, Experience, Qualifications, and Capabilities
- Skate Park Designers Background, Experience, Qualifications, and Capabilities
- Skate Park Construction Background, Experience, Qualifications, and Capabilities
- Project Understanding and Approach

After the initial rankings were completed, City staff narrowed the field to the top three scoring firms/teams to move on the second phase of the selection process. The following three firms/teams were clearly ranked above the others and represent the top design and build skate park firms/teams in the country:

- Grindline Skateparks
- SPA Skateparks
- Spohn Ranch Skateparks

All three firms/teams were asked to submit Request for Proposals (RFP's) by the deadline of July 1, 2014 within a not-to-exceed budget of \$385,000 for a minimum 10,000 square foot public skateboard park. The proposals included at least two design concepts illustrative of what each firm/team could do within the not-to-exceed budget. The proposals were ranked in accordance with the following general evaluation criteria (summary) published in the RFP document:

- Proposed Concept
- Time Frame
- References
- Budget

Based upon the rankings, staff recommends the selection of SPA Skateparks to provide design, build, and construction administration services for the skate park. Some of the reasons for selecting SPA over the other two firms/teams were:

- Desirable illustrative concepts ranging from 10,100-12,000 square feet of skateable area.
- Timeline was generally in-line with the overall park construction.

City staff recommends authorizing the City Manager to negotiate a design/build contract with SPA Skateparks to provide design, build, and construction administration services for a new public skate park within the new community park on the west side of Seguin as approved in the November 2013 Parks Bond Election.