



DATE: March 27, 2018

TO: Mayor and Council

FROM: Library and Community Services Director

SUBJECT: Authorization for the City Manager to Execute a Facility Operator Agreement with La Familia Counseling Services and Eden Youth and Family Center for Operations and Administration of the Planned South Hayward Youth and Family Center Community Multiservice Facility

RECOMMENDATION

That Council approves the attached resolution (Attachment II) authorizing the City Manager to execute a Facility Operator Agreement with La Familia Counseling Services and Eden Youth and Family Center (Attachment III) for operations and administration of the planned South Hayward Youth and Family Center community multiservice facility.

SUMMARY

The South Hayward Youth and Family Center Project's development has progressed to the point where a Facility Operator and Administrator is needed to support and participate in the Project development going forward. The project's steering committee, known as the SHYFC Governance Group, with the prior consent of Council conducted a Request for Qualifications process to identify a Facility Operator and Administrator, and unanimously identified La Familia Counseling Services and Eden Youth and Family Center as the most qualified Operators for the Project.

BACKGROUND

Council has long recognized and worked to respond to the South Hayward community's need for a new youth and family community multiservice center. The City of Hayward, the County of Alameda, and Hayward Area Recreation and Parks District since 2013 have jointly worked together to plan, finance, construct, and operate a new brick-and-mortar center to be called the "South Hayward Youth and Family Center" (SHYFC).

The City, the County, and HARD in 2015 formed the SHYFC Governance Group, comprised of authorized representatives from each agency, to guide the SHYFC project and obtain the resources needed to complete and sustain it; and to ensure that the project successfully serves the South Hayward community in conjunction with the existing Matt Jimenez Community Center, Tennyson Park, and Hayward Fire Station and Community Health Clinic.

Council has convened to review the project's progress and provide direction on multiple occasions, most recently in a [joint work session with the HARD Board of Directors on January 30, 2018](#)¹.

DISCUSSION

The SHYFC Governance Group, with prior consent from Council, issued a Request for Qualifications (RFQ) for Facility Operator and Administrator Services in September 2016. Three responses were received from Eden Area YMCA, La Familia Counseling Services, and Eden Youth and Family Center, respectively. A careful review ensued, which included the commissioning and implementation of a supplemental Market Feasibility Study and Community Survey, followed by the issuance of additional RFQ Clarifying Questions to the three RFQ respondents.

During this review period, Eden Area YMCA withdrew from consideration due to organizational changes and consolidations taking place in YMCA of the East Bay, their parent organization. At that time, Eden Youth and Family Center and La Familia Counseling Services partnered and resubmitted a joint response to the RFQ.

On August 7, 2017, the Governance Group identified La Familia Counseling Services and Eden Youth and Family Center, jointly, as the recommended facility operators, at which time, the City entered negotiations with the identified joint operators. A draft operator agreement was presented to the SHYFC Governance Group for review on February 5, 2018, and the SHYFC Governance Group unanimously recommended approval of the agreement to the participating agencies' governing bodies.

STRATEGIC INITIATIVES

This agenda item supports Council's Tennyson Corridor Strategic Initiative. The overarching purpose of the Tennyson Corridor Strategic Initiative is to develop an attractive, cohesive, thriving Tennyson Corridor through thoughtful engagement of residents, businesses, and community partnerships. This agenda item supports the following goal and objective:

Goal 1: Create a community vision plan for the Tennyson Corridor and catalyst sites to serve as a foundation for long-term planning and policies.

Objective 3: Lead the development and construction of a new South Hayward Family Center in coordination with community stakeholders.

FISCAL IMPACT

The agreement has no direct impact to the General Fund. There is no compensation associated with the agreement until the new SHYFC facility construction is complete, the date of which is

¹ Source URL: <https://hayward.legistar.com/LegislationDetail.aspx?ID=3320945&GUID=7C5F9E6A-2150-4930-98F2-D11A2BFDF294&Options=&Search=>

unknown at this time. Under the terms of the agreement, the Operators will, on the day when the new SHYFC facility is eventually completed and the Operators take occupancy, commence paying rent to the City of Hayward at a rate of \$1 per square foot per year, not to exceed a total of \$36,000 per year. The Operators will bear all responsibility for costs related to the facility's day-to-day operations, including maintenance, utilities, landscaping, janitorial, staffing, insurance, and related costs. Under the terms of the Agreement, all rent paid to the City will be deposited into a segregated and protected Long Term Maintenance Fund administered by City, with all interest accrued by deposited monies to be immediately folded back into said Fund; and withdrawals from said Fund shall be limited only to expenses pertaining to the Center's long-term capital maintenance needs as identified and approved by the City.

NEXT STEPS

Should Council approve the resolution in Attachment II, the City Manager will work with La Familia Counseling Services and Eden Youth and Family Center to finalize and execute the SHYFC Facility Operator Agreement shown in Attachment III.

Prepared and recommended by: Sean Reinhart, Library and Community Services Director

Approved by:

A handwritten signature in dark ink, appearing to read 'K. McAdoo', is written above a horizontal line.

Kelly McAdoo, City Manager