



## Administrative Services Committee

Meeting Date: February 11, 2025

Motion to reject unsolicited proposal #24-000

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<b>Department:</b>	Procurement / Recreation and Parks
<b>Presenter:</b>	Darrell White / Tameka Williams
<b>Caption:</b>	Motion to reject the unsolicited proposal for the revitalization of the Dyess Park Community Center
<b>Background:</b>	<p>, Georgia adopted the Public-Private Facilities Infrastructure Act of 2015 (the "PPFIA")(OCGA section 36-91-110 et seq.) on July 18, 2017, Augusta, Georgia provides a process to partner with private entities for the development of a wide range of projects for public use if the public entities determine there is a need for such projects and that private involvement may provide such projects to the public in a timely or cost-efficient fashion. Procurement solicits proposals via an advertisement each year for unsolicited proposals. The deadline for the unsolicited proposal was March 31, 2024. Augusta received an unsolicited proposal from Historic Augusta, Inc. and Augusta Epic, LLC for the revitalization of the Dyess Park Community Center.</p> <p>Per the process and procedures, an Advisory Committee and Evaluation Committee was created to review the proposal. The proposal was reviewed by an evaluation committee, including representatives from Recreation and Parks, Housing and Community Development Department, Planning and Development Department, Central Services Department, Finance, and Central Services, and the Administrator's Office. After a thorough review, the evaluation committee recommends rejecting the proposal.</p> <p>The Commission approved the concept plan for Dyess Park on December 5, 2023 item #7. The approval was to continue with the preliminary and final design process, and to prepare for the demolition, removal, or preservation of the existing defunct community center.</p>
<b>Analysis:</b>	<p>The unsolicited proposal to preserve the community center within Dyess Park is recommended for rejection in favor of following the established park design plan. Community feedback has consistently shown a preference for removing the center, and the proposal fails to demonstrate how it would integrate with the park's overall design and function. Financial concerns also arise, as restoration costs appear underestimated, no secondary funding source has been identified, and the operating budget lacks provisions for essential expenses beyond insurance. Additionally, the proposal introduces land use and liability issues, as commercial use would require additional parking and agreements with the City, posing administrative challenges. The project's viability is further questioned due to vague details regarding its intended use, timeline, and potential tenants, which could lead to higher costs and uncertainty. Lastly, the proposal risks compromising the park's mission to remain an accessible public space by introducing private commercial interests.</p>

**Financial Impact:** Accepting the proposal could result in significant financial strain due to underestimated restoration costs, lack of secondary funding, and an insufficient operating budget. Additional expenses, such as tenant build-out, maintenance, and utilities, may exceed projections, creating long-term financial burdens and diverting resources from other park priorities.

**Alternatives:** N/A

**Recommendation:** Reject the unsolicited proposal in favor of following the established park design plan.

**Funds are available in the following accounts:** N/A

**REVIEWED AND APPROVED BY:** N/A