

# PPEA Comprehensive Agreement Hampton Aquatics Facility & Splash Park



# What is the PPEA?

## **Public Private Education Facilities and Infrastructure Act of 2002** **City of Hampton PPEA Guidelines Approved May 9, 2018**

- Authority to enter into public private partnerships for the development of certain qualifying public use projects for which the City determines there is a need and for which private involvement may make the project available for public use in a timely or cost effective fashion
- Qualifying projects include, but are not limited to, education facilities, utility and communications infrastructure, and recreational facilities
- Can be initiated by an unsolicited proposal accepted by a locality or through a solicited process issued by a locality

# PPEA Unsolicited Proposal - Process

- Summer, 2018: Received Unsolicited proposal from Clancy & Theys to build an aquatics facility and splash park on the City-owned site at the corner of Pine Chapel Road and Coliseum Drive
- Fall, 2018: City opted to accept that Unsolicited Proposal and sought additional competing proposals
- December, 2018: Received a Revised Proposal from Clancy & Theys and competing proposals from 2 other candidates
- January - October, 2019: Review of Proposals in context of:
  - 2014 Tourism Study
  - 2015 Aquatics Study
  - Additional Staff Research
  - Site Information (Soils Study, Topography)
- October, 2019: Determined the Clancy & Theys proposal was the only proposal in line with the City's vision and objectives; all other proposals were formally rejected

# Comprehensive Agreement - Structure

## ➤ Core Agreement

- Lays the foundation for all terms and conditions. The Agreement is further expanded on and supported by multiple attachments.

## ➤ Attachments

- Clancy & Theys PPEA Proposal
- Legal Description of the Site
- Site Soil Studies
- City Design & Functionality Minimum Requirements
- Coliseum Central Design Guidelines
- Scope of Work
- General Conditions
- Project Schedule
- Insurance Requirements
- Property Survey
- PPEA Guidelines

# Comprehensive Agreement - Key Terms

- Compensation Structure
  - Contract Cost Limit (“CCL”) – Identified at Onset
  - Guaranteed Maximum Price (“GMP”) – Equal to or Less than the CCL; Determined when Design is finalized; ties to Control Budget
  
- Scope of Work
  - Design Confirmation Phase
    - Basis of Design
    - Milestone Schedule
    - Marketing Tools
    - Preliminary Control Budget
  - Design Implementation Phase
    - Schematic Design to Construction Documents (Ready for Permitting)
    - Establish GMP & Final Control Budget
  - Construction Implementation Phase
  - Compensation
    - Design and Administrative Fees
    - Construction Fees
    - Contractor Fees
    - Contingency Fees

# City Design & Functionality Requirements

	Recommended Facility (2015)	Clancy & Theys (large)
<b>Estimated Cost</b>	\$32 million	\$29.5 million
<b>Size</b>	76,500 sq ft (+ splash park 26,500 sq ft)	64,000 sq ft (+ 26,000 sq ft splash park– 375 bathers)
<b>50m Pool</b>	10 lanes	10 lanes
<b>Diving Facilities</b>	1 & 3 meter	1 & 3 meter (2 each)
<b>Movable Bulkheads</b>	2	1 (optional second)
<b>Scoreboard &amp; Timing</b>	Full system included	Full System Included
<b>Program Pool</b>	8 lanes	6-8 lanes
<b>Whirlpool</b>	Included	Included
<b>Splash Park</b>	Yes	Yes
<b>Seating (Spectator)</b>	1500	1507
<b>Seating (Deck)</b>	750	760
<b>Kitchen</b>	400 sq ft	430 sq ft
<b>Multi-Purpose Room</b>	2000 sq ft	2030 sq ft
<b>Team Room</b>	1200 sq ft	1270 sq ft
<b>On-site Parking</b>	237 spaces	237 spaces

# Questions?

HAMPTON VA

January 22, 2020