CITY OF HARRISONBURG

November 24, 2026 City Council Meeting

Title

Consideration of Next Steps with Unsolicited PPEA Proposal submitted by Build Our Park and Partners Excavating Co.—Brian Shull, Economic Development Director

Summary

The City received a Conceptual PPEA Proposal on October 16, 2026 outlining a plan to develop an urban park on publicly-owned land adjacent to Harrisonburg Municipal Building and Turner Pavilion in downtown Harrisonburg. Proposed amenities include a performance stage, canopy-covered dining area, nature play area for children, restrooms, landscaped tree grove for sitting, and a large hardscape plaza. Benches, bicycle racks, site lighting and a water feature have also been proposed. A City staff Evaluation Team has reviewed the submitted PPEA proposal and offers the following recommendation.

Recommendation

Option 1. Accept this Unsolicited PPEA proposal for further consideration and solicit competing proposals as authorized by Virginia's Public-Private Education Facilities and Infrastructure Act of 2002. In addition, the Evaluation Team recommends that Council approve competitive negotiation as the procurement structure for this project.

Fiscal Impact

Build Our Park, a community-led 501©(3) organization, is raising private funds to build a public park to be situated on City-owned land. Build Our Park's goal is to fund 100% of the project through private philanthropy, charitable contributions, grants and other community support, together with donated or reduced-cost contractor labor, equipment and materials. Under the

existing Donation Agreement between the City and Build Our Park, Build Our Park is responsible for fundraising. After demonstrating the accumulation of sufficient funds, Build Our Park shall transfer funds to the City for use solely in construction of the Park.

Context & Analysis

Virginia's Public-Private Education Facilities and Infrastructure Act of 2002 has a well-defined process and timeline for responding to project proposals. If Council decides that it would like to further study the potential of an urban park in the proposed location, then the appropriate next step involves acceptance of the unsolicited proposal. City staff would then post and publish a request for competing proposals, providing a minimum 60-day window to receive competing proposals. At the same time, the public will be given the opportunity to review the initial proposal.

Acceptance of the Unsolicited Proposal at this stage is <u>not</u> a commitment by the City to proceed with this project. It enables (1) continued negotiation with Build Our Park and (2) solicitation of competing proposals for consideration by the City.

Options

1. Accept this Unsolicited PPEA proposal for further consideration and solicit competing proposals as authorized by Virginia's Public-Private Education Facilities and Infrastructure Act of 2002. In addition, the Evaluation Team recommends that Council approve competitive negotiation as the procurement structure for this project.
2. Choose to accept this Unsolicited PPEA proposal but to structure the procurement process to follow competitive sealed bidding.
3. Choose not to proceed with consideration of Build Our Park's proposal.

Attachments

1. Guidelines for the Implementation of Public Private Education Facilities & Infrastructure Act of 2002 (PPEA Guidelines)
2. Donation Agreement between City of Harrisonburg and Build Our Park