



Agenda Action Form Overview

Capital Project Amendment No. 19CPA000016 – Appropriating \$225,760 of Debt Service Fund funding to the Downtown Parking Deck(s) Capital Project and Execution of Architectural Design Services Agreement with Little Diversified Architectural Consulting, Ltd. for the Programming Phase of the Architectural Design Services for the Structured Parking at Two Downtown Sites (300 and 500 Blocks of East Main St.) Project No. 4730DC138

Background/Justification

Durham County is seeking to re-develop two (2) County-owned sites just east of the downtown core. A contract was executed on June 29, 2017 with the UNC School of Government’s Development Finance Initiative (DFI) for a multi-phase pre-development process for the 300 and 500 blocks of East Main St. Over the past several months, DFI has held numerous meetings with the County and community stakeholders to develop draft Guiding Public Interests to facilitate a vision and preliminary programming scope for these two sites based on the input received during these listening and feedback sessions. The BOCC adopted conceptual Plan B which maximized affordable housing on the (2) downtown sites on November 13, 2018.

The structured parking projects are driven by the County’s need to provide additional parking for employees as well as patrons using County facilities and to provide parking support for the potential mixed used development project(s). The overall mixed-use project is expected to involve retail, residential, office/commercial, parking, and civic uses. A separate solicitation has recently been advertised seeking development partners for the commercial and residential components of the development which is outside of this scope of work. This approval is for the Programming and Space Needs Assessment only which will include an analysis of the County’s future parking needs based on trends in public transportation including the anticipated Durham-Orange Light Rail Transit System, coordination with the City of Durham’s Comprehensive Parking plan, evolutions in vehicular technology and expected employee population growth. Findings will be presented to County management and the Board of County Commissioners for input/approval. A separate approval will be required for design once the programming/parking space counts are defined.

Policy Impact

This project was approved during the FY 17-18 Capital Improvement Plan update. Funding for the design is included in the overall project. However, based on the fact that the funding for the design will not be available until the FY19-20 Budget implementation, a CPA is required to expedite this phase of the project. Funding for the design will be available pending the approval of the Capital Project Amendment into the Downtown Parking Deck Capital Project Account.

Procurement Background

Architects and engineers are selected using qualification-based RFQ processes as outlined in NC G.S. 143-64.31. This statute requires that State and all public subdivisions and Local Governments units thereof, except in cases of special emergency involving the health and safety of the people or their property, to announce all requirements for architectural, engineering, surveying, construction management at risk services, design-build services, and public-private partnership construction services to select firms qualified to provide such services on the basis of demonstrated competence and qualification for the type of professional services required



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without regard to fee other than unit price information at this stage, and thereafter to negotiate a contract for those services at a fair and reasonable fee with the best qualified firm.

Type of purchase

- Goods
- Services
- Architect, Engineer or Surveyor Services
- Construction and Repair

Did this request for purchase go through a bid process? Yes No

Goods: Bids required if \geq \$30,000, BOCC approval if \geq \$90,000
Services: Bids required if \geq \$30,000, BOCC approval if $>$ \$40,000

Construction/Repair work: Bids required if \geq \$30,000, BOCC approval if \geq \$500,000

If yes, attach a copy of bid tab and the minority and women business enterprise (MWBE) compliance review form provided by the Purchasing Division.

If no, why?

- Sole source exemption
- Cooperative purchasing program exemption
- State and federal contract exemption
- Contract is an amendment to an existing contract
- Other (please explain)

If exempted from bidding, has this request been reviewed and approved by the Purchasing Division in the agenda Legistar system? Yes No

If no, why? Qualification based RFQ process as required by G.S. 143-64.31

Fiscal Impact

This project was approved during the FY 17-18 Capital Improvement Plan update. However, funding for the overall design was to be implemented as part of the FY 19-20 Budget process. Therefore, funding for this portion of the project requires a Capital Project Amendment to expedite this process and will be available pending the approval of the Capital Project Amendment into the Downtown Parking Deck Capital Project Account.

Recommendation

The County Manager recommends that the Board authorize Capital Project Amendment No. 19CPA000016 Appropriating \$225,760.00 of Debt Service Fund funding to the Downtown Parking Deck(s) Capital Project and execution of an Architectural Design Services agreement



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with Little Diversified Architectural Consulting, Ltd. in the amount \$215,760.00 plus reimbursable expenses in the amount of \$10,000.00 thus totaling a not to exceed amount of \$225,760.00