



Agenda Action Form Overview

Execution of Architectural Design Services contract with Little Diversified Architectural Consulting, Ltd. for the Redevelopment of Two Downtown Sites (300 and 500 Blocks of East Main St.) Project No. 4730DC138

Background/Justification

Durham County is seeking to develop two (2) County-owned sites just east of the downtown core. On June 29, 2017 the County executed a contract with the UNC School of Government's Development Finance Initiative (DFI) for a phased pre-development process for the 300 and 500 blocks of East Main St. Over the past several months, numerous meetings with the County and its stakeholders have been held to determine a vision and preliminary program for these two sites, supported by County and community goals as well as market and financial data. The UNC School of Government's Development Finance Initiative (DFI) will be exploring multiple, mixed-use development scenarios for new construction on these two sites in order to determine the costs and benefits of these options and programs of work for the County and its stakeholders. To this end, DFI requires architectural services to develop a site massing options, project financial projections, and advise on the opportunities and constraints of these scenarios, which may involve retail, residential, office, parking, and civic uses. These development scenarios should take into consideration the context of the surrounding area (adjacent streets, proximate buildings, and downtown context), resulting in a schematic design that can continue the activation of East Main Street. Services provided as part of this contract scope may include: site visits, streetscape analysis, illustrative conceptual plans, presentations to County Staff and County Officials, 3-d perspective renderings, massing program test fits, UDO assessment(-s), and potential collaboration with other design and engineering firms as necessary.

Policy Impact

This project was approved during the FY 17-18 Capital Improvement Plan update. Funding for the design and preliminary activities is available in 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 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

Funding for this Architectural Services contract is available in the Downtown Parking Deck Capital Project Account.

Recommendation

The County Manager recommends that the Board authorize the execution of an Architectural Design Services agreement with Little Diversified Architectural Consulting, Ltd. including reimbursable expenses in the amount \$104,280.00 plus a rendering, cost estimating, printing and expenses allowances in the amount of \$6,000.00 thus totaling a not to exceed amount of \$110,280.00.