



### **Agenda Action Form Overview**

Capital Project Amendment No. 20CPA000017 – appropriating \$1,983,360.00 to the Downtown Parking Deck Capital Project No. 4730DC138 with a funding source of a future financing and to authorize the County Manager to execute a contract for the balance of the Architectural Design Services with Little Diversified Architectural Consulting, Ltd. for the 300 E. Main St. Structured Parking Deck, Durham North Carolina in the amount of \$1,883,360.00 plus reimbursable expenses in the amount of \$100,000.00 thus totaling a not to exceed amount of \$1,983,360.00.

### **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. Laurel Street/Zom Living was selected for the redevelopment projects using a separate solicitation administered by the UNC School of Government's Development Finance Initiative. This approval is for the balance of the design of the 300 E. Main St. Structured Parking Deck. The BOCC authorized a Programming and Space Needs Assessment for the project on April 8, 2019 with confirmation to proceed with a (780) space parking deck at the November 4, 2019 WS. The project aligns with an analysis of the County's future parking needs based on coordination with the City of Durham's Comprehensive Parking plan, evolutions in vehicular technology and expected employee population growth. A separate approval/amendment will be required for the architectural design services of the 500 E. Main St. deck once the programming/assessment of County efficiencies concludes.

### **Policy Impact**

This project was approved during the FY 2017-18 Capital Improvement Plan update and funding for the design is included in the overall project. However, based on the fact that the funding for the design was not slated until the FY 2019-20 Budget implementation, a Capital Project Amendment (CPA) is required to allow funding for this phase of the project. Funding for the design will be available pending the approval of the Capital Project Amendment to 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 Government 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**

This project was approved during the FY 2017-18 Capital Improvement Plan update. However, funding for the overall design was to be implemented as part of the FY 2019-20 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**



County Manager recommends that the Board approve the Capital Project Amendment No. 20CPA000017 appropriating \$1,983,360.00 to the Downtown Parking Deck Capital Project with a funding source of a future financing and authorize the execution of a contract with Little Diversified Architectural Consulting, Ltd. in the amount \$1,883,360.00 plus reimbursable expenses in the amount of \$100,000.00 thus totaling a not to exceed amount of \$1,983,360.00.