



Legislation Text

File #: 18-0670, **Version:** 1

Item:

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

Date of BOCC Meeting: March 12, 2018

Request for Board Action:

The Board is requested to authorize the County Manager to enter into a contract with Little Diversified Architectural Consulting, Ltd. (Little) of Durham to provide architectural services for the Redevelopment (Massing Studies/Conceptual Layouts) of Two Downtown Sites, located at the 300 and 500 Block of East Main Street, Durham, in the amount of \$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 (See Attachment 1, Pages 1-4).

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 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 for the County and its stakeholders. To this end, DFI requires architectural services to advise on the opportunities and constraints of these desired scenarios, which may involve retail, residential, office, parking, and civic uses. These development scenarios will also consider project context with the surrounding area (adjacent streets, proximate buildings, and downtown context), resulting in a schematic design that can also continue the activation of East Main Street. Services to be provided via this architectural contract may include: site visits, streetscape analysis, illustrative conceptual plans, presentations to County Staff and County Officials, 3-d perspective renderings, test fits, UDO assessment(-s), and potential collaboration with other design and engineering firms as necessary.

The request for qualifications (RFQ) for architectural services for the project was advertised in local newspapers on December 10, 2017. Seven (7) responses were received on January 16, 2018 and were evaluated by a selection committee representing the Development Finance Initiative and County Engineering. The firm of Little Architectural Consulting, Ltd. was determined to be the most qualified firm to provide design services for this project. Little is located within the American Tobacco Campus of Durham, NC. For M/WBE participation information (See Attachment 2, Page 1).

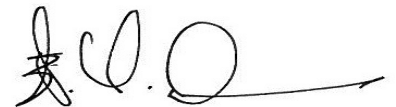
It is recommended that the County proceed with the work in the proposal dated February 21, 2018 in the total amount not

to exceed \$110,280.00. Funding for this service is available in the Downtown Parking Deck Capital account.

Alignment With Strategic Plan: This request aligns with Strategic Plan Goal #5 - (Accountable, Efficient and Visionary Government) - by providing a phased predevelopment process to address parking needs which will allow more efficient service delivery and better customer service through the development of these community resources.

Resource Persons: Jay Gibson, P.E., General Manager/Director of Engineering and Environmental Services; and Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services; Sarah Odio, Project Manager, Development Finance Initiative, and Julie McLaurin, AIA, NCARB, LEED AP, Community Studio Principal, Little Diversified Architectural Consulting.

County Manager's Recommendation: The County Manager recommends that the Board authorize the execution of an architectural service agreement with Little Diversified Architectural Consulting, Ltd. in the amount of \$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.



County Manager: _____