



Legislation Text

File #: 19-0608, **Version:** 1

Item:

Capital Project Amendment No. 20CPA000017 - Appropriating \$1,983,360 to the Downtown Parking Deck(s) Capital Project No. 4730DC138 with a Funding Source of a Future Financing and Authorize the Execution of a Contract for the Architectural Design Services with Little Diversified Architectural Consulting Ltd. for the Structured Parking at 300 E. Main St. in the amount of \$1,983,360.00

Date of BOCC Meeting: December 9, 2019

Request for Board Action:

The Board is requested to approve the Capital Project Amendment No. 20CPA000017 appropriating \$1,983,360.00 to the Downtown Parking Deck(s) Capital Project and to authorize the County Manager to execute a contract with Little Diversified Architectural Consulting, Ltd. (Little) of Durham to provide architectural services 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 (See Attachment 1, Pages 1-5).

General Fund dollars will fund purchases made before funds from the issuance of a future financing is available through an interfund loan not to exceed \$3,699,920.00 and will be reimbursed/repaid as the financing funds become available.

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.

This RFQ was specifically issued by the County for architectural services to refine the program and design of the structured parking components of the projects. The request for qualifications (RFQ) for architectural services for the project was advertised in local newspapers on January 19, 2019. One (1) response was received on February 19, 2019 and were evaluated by a selection committee representing the County Engineering Department. The firm of Little Architectural Consulting, Ltd. was determined to be the most qualified firm to provide design services for this project based on the evaluation and their experience with similar projects and the massing studies/conceptual work. 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 November 1, 2019 in the total amount not to exceed \$1,883,360,000.00 plus reimbursable expenses estimated at \$100,000.00 thus totaling \$1,983,360.00. Funding for

this service is pending approval of the Capital Project Amendment in the Downtown Parking Deck Capital account.

Alignment with Strategic Plan: This project is in accordance with Strategic Plan Goal 4 - Environmental Stewardship and Community Prosperity particularly Strategy 4.2.C - Regional Planning: Participate in smart growth practices and support regional planning partnerships to promote a high quality of life for all.

Resource Persons: Peri Manns, ASLA, LEED GA, Deputy Director of Engineering and Environmental Services; Jay Gibson, P.E., General Manager - Goal 4; Eric Schoenagel, AIA, Project Manager; Joel Dabrowski, AIA, Senior Design Architect; and Julie McLaurin, AIA, NCARB, Community Studio Principal, Little Diversified Architectural Consulting.

County Manager's Recommendation: The 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 for the architectural design services with Little Diversified Architectural Consulting, Ltd. in the amount of \$1,883,360.00 for the 300 E. Main St. Structured Parking Deck plus reimbursable expenses in the amount of \$100,000.00 thus totaling a not to exceed amount of \$1,983,360.00.

County Manager: _____