



Legislation Text

File #: 21-0136, Version: 1

Item:

Capital Project Amendment No. 21CPA0000026 Creating the 500 E. Main St. Structured Parking Deck Capital Project using \$300,000 of Future Taxable Financing Funding and to Authorize the Execution of Architectural Services Agreement with Little Diversified Architectural Consulting Ltd. for a total not-to-exceed amount of \$183,200 for the Programming Phase of the 500 E. Main St. Structured Parking Deck - Project No. 47302635DC151

Date of BOCC Meeting: March 8, 2021

Request for Board Action:

The Board is requested to approve the Capital Project Amendment No. 21CPA0000026 Creating the 500 E. Main St. Structured Parking Deck Capital Project using \$300,000 of future taxable financing funding and to authorize the County Manager to enter into a contract with Little Diversified Architectural Consulting, Ltd. (Little) of Durham to perform the programming phase for Architectural Services of the 500 E. Main St. Structured Parking Deck for a total not-to-exceed amount of \$183,200 (basic services plus soil, transportation investigations and miscellaneous allowances) - (See Attachment 1, Pages 1-4).

Prior to this amendment design and planning work for the redevelopment of the 300 and 500 block of East Main St had been done in a preliminary capital project 4730DC138 total budget \$2,959,120 from a variety of funding sources. A 300 Block East Main Redevelopment Capital Project Account was recently created to allow the execution of the C, M @R Contract with LeChase/RBI for the 300 E. Main St. Structured Parking Deck. Construction activities are currently underway on the 410 W. Chapel Hill St. displacement lot in preparation for the work on the 300 E. Main St. site to commence in May 2021. With that project underway, the project team is ready to focus on the 500 E. Main St. Redevelopment project. Thus, the request to create a 500 East Main Redevelopment Capital account to begin programming and preliminary activities for the site.

For this new 500 Block East Main Redevelopment capital project amendment the funding sources will be \$300,000 from a future financing taxable funding issuance. Funds will be provided as an up-front funding source from the General Fund through an interfund loan and will be reimbursed to the General Fund from the issuance of a future financing source.

Project Name	Project #	Current Budget	Increase / Decrease	Updated Budget
500 Block East Main Redevelopment	47302635DC151	\$0	\$300,000	\$300,000

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 and other modes of transportation, 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 previous programming contract with Little was approved by the BOCC on April 8, 2019 titled 300 and 500 East Main St. Structured Parking Decks was used to determine the programming requirements for the 300 E. Main St. deck. A separate approval will be required with the developer once the programming/parking space counts are defined for the actual design and construction of the deck.

This RFQ was specifically issued by the County for architectural services to refine the program and design of the structured parking components of both redevelopments. 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 February 18, 2021 in the total amount not to exceed \$183,200. Funding for this service is pending approval of the Capital Project Amendment and the Creation of the 500 Block East Main Redevelopment Capital Project.

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

Resource Persons: Peri Manns, ASLA, LEED GA, Assistant General Manager/Deputy Director of Engineering and Environmental Services; James Faress, P.E., Senior Project Manager; and Julie McLaurin, AIA, NCARB, LEED AP, Community Studio Principal, Little Diversified Architectural Consulting.

County Manager's Recommendation: The Board is requested to approve the Capital Project Amendment No. 21CPA0000026 Creating the 500 E. Main St. Structured Parking Deck Capital Project using \$300,000 of future taxable financing funding and to authorize the County Manager to enter into a contract with Little Diversified Architectural Consulting, Ltd. (Little) of Durham to perform the programming phase for Architectural Services of the 500 E. Main St. Structured Parking Deck for a total not-to-exceed amount of \$183,200 (basic services plus soil, transportation investigations and miscellaneous allowances).

County Manager: _____