



CITY OF DURHAM | NORTH CAROLINA

Date: October 4, 2011

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Reginald J. Johnson, Interim Director
Department of Community Development
Subject: Southside Architect and Engineering Contract
Amendment – Beamon Piedmont Assemblage

Executive Summary

On May 2, 2011, the City Council approved an architectural and engineering Contract between the City of Durham and the Center for Community Self-Help in the amount of \$138,500.00. The Contract provided funding for Self-Help to hire O'Brien Architecture and Haden Stanziale, Planners, Landscape Architects and Civil Engineers to create house designs and a detailed development plan for the Southside project area. The plans would be used by the Center for Community Self Help along with other non-profit builders to develop approximately 45 homes.

Additional design and surveying services are now needed for the Beamon/Piedmont assemblage. These services were to be provided originally by McCormack Baron Salazar (MBS) and were not included in the current Architectural and Engineering Contract between the City of Durham and the Center for Community Self-Help. In addition, surveying services are also needed for the Southside revitalization area. An amendment to the Contract is now needed to incorporate these services.

Recommendation

The Community Development Department recommends that City Council authorize the expenditure of up to \$80,150.00 in additional Housing Bond program income for architectural and engineering services for the Beamon/Piedmont Assemblage and for surveying services in the Southside revitalization area and authorize the City Manager to execute an Amendment to the architectural and engineering Contract between the City of Durham and the Center for Community Self-Help increasing the total amount of the Contract from \$138,500.00 to \$218,650.00 in Housing Bond program income.

Background

At its May 2, 2011 meeting, City Council authorized the execution of a grant agreement with Self Help for architectural and other design services associated with the development of the initial 45 homeownership units in Southside. This amendment expands the scope of services to include the Beamon/Piedmont assemblage located near the intersection of Piedmont Avenue and Roxboro Street.

This assemblage was originally programmed to be a part of the second phase of mixed-income rental development to be undertaken by McCormack Baron Salazar (MBS). Accordingly, design services associated with assemblage site preparation (including the import of fill material) were to be provided by the MBS design team. Given changes by the North Carolina Housing Finance Agency in maximum per project funding, the second phase is currently envisioned to have fewer units located solely on the former Rolling Hills site. Therefore, the amendment shifts responsibility for assemblage conceptual planning and site preparation design from the MBS design team to the design team focusing west side of Roxboro Street.

The assemblage has a highly visible and strategic location along Roxboro Street. For the property to be developed to its highest and best use in a manner which furthers the City's revitalization objectives, significant site reconfigurations will be required. Among these is the closing or relocation of Beamon Street and a land swap with the neighboring church. Additionally, the existing Beamon Place development lies within a "bowl" several feet below the elevation of the surrounding streets. As a prerequisite to those reconfigurations, the following services will be provided under the amended contract.

Pre-Design Project Analysis and Concept Planning: including alternative layout concepts and estimates of probable cost.

Site Planning/Bid Documents: including grading and drainage plans, street closing and site plan preparation and approval.

Specialized Design Services: including boundary and topographic survey, stream delineations, and geotechnical engineering (soil borings and material testing).

Issues/Analysis

The revitalization of Durham's central city neighborhoods is a specific priority of the Five-Year Consolidated Plan. The Center for Community Self-help has acquired approximately 100 parcels in Southside, 45 of which are slated for redevelopment by Self-Help and other non-profits beginning next year. Engineering and architectural services will be needed to prepare these parcels for development in the Southside revitalization area.

Alternatives

The City Council may elect not to provide funding for this Contract Amendment. It should be noted, however, that Housing Bond program income is the best fit funding source for carrying out the necessary architectural and engineering services needed in the Southside revitalization area.

Financial Impacts

Housing Bond program income in the amount of \$80,150.00 is budgeted and available for this Contract Amendment.

SDBE Summary

The Center for Community Self-Help shall comply with all applicable provisions of Chapter 26 of the Durham City Code (Equal Business Opportunities Ordinance), as amended from time to time, as they apply. The failure of the Center for Community Self-Help to comply with that chapter shall be a material breach of contract which may result in the rescission or termination of this contract and/or other appropriate remedies in accordance with the provisions of that chapter, this Contract and State law.