



**Date:** February 7, 2012

**To:** Thomas J. Bonfield, City Manager

**Through:** Theodore L. Voorhees, Deputy City Manager  
Keith Chadwell, Deputy City Manager

**From:** Kevin Dick, Director of the Office of Economic and Workforce Development (OEWD)  
Marvin G. Williams, Director of Public Works  
Edward R. Venable, Manager of Engineering and Stormwater  
Chris Dickey, Senior Manager OEWD

**Subject:** Professional Services Agreement for the Design of the Angier Avenue Commercial Streetscape Amendment #4 E.G. & G.

### **Executive Summary**

One of the City Council's strategic priorities is that its citizens enjoy sustainable, thriving neighborhoods with efficient and well-maintained infrastructure. This item seeks to address that priority by amending the contract for design services related to the Angier-Driver Corridor Commercial Streetscape improvements, as well as a recommendation to transfer the remaining unencumbered funds from the Liggett Street Streetscape Project. The current contract amount is \$760,545.00 and this contract amendment amount of \$84,990.00 would increase the total to \$845,535.00. The design for this project is scheduled to be completed in April 2012. Construction is proposed to begin in August 2012 and completed in June 2013.

### **Recommendation**

OEWD recommends the following:

- 1) that City Council adopt an ordinance amending the General Capital Improvement Ordinance, Fiscal Year 2011-2012, as amended, the same being Ordinance No. 14139, for the purpose of using \$471,670.00 from the Liggett Streetscape Project for the Angier/Driver Neighborhood Streetscape Project;

OEWD and Public Works recommend the following:

- 2) Authorize the City Manager to execute Amendment No. 4 to the design contract with E.G. & G., Inc. to perform construction design services for an amount not to exceed \$84,990.00, which would increase the value of the existing contract between the City of Durham and E.G. & G., Inc. from \$760,545.00 to \$845,535.00.

### **Background**

In March 2006, City Council approved a Neighborhood Assessment and Plan to assess the economic strengths, weaknesses and opportunities and threats within Targeted Neighborhood Commercial Areas. The assessment established a development plan for the revitalization of these areas. The process included outreach to local businesses and

residents with many opportunities to participate in the process through leadership interviews and visioning charrettes.

One of the standards identified in the plan was the need to have uniquely tailored streetscape designs for each of the Targeted Community Development Areas. Streetscape design and implementation was seen to be a means of promoting economic development in each of the Targeted Neighborhood Commercial corridors.

OEWD, in concert with the Department of Public Works, developed a process to create unique streetscape designs tailored to each area. The process included a conceptual design exercise to solicit community feedback from Durham businesses, community residents, and other primary stakeholders to allow them the opportunity to determine corridor improvements, aesthetics, safety and function.

In March 2008, E.G. & G., Inc. was hired at a cost of \$237,965.00, to assist the City of Durham in the development of conceptual plans for four of OEWD targeted commercial corridors. In May of 2009, the contract was initially amended by an additional \$66,980.00 to include the conceptual plans for the West Chapel Hill street targeted commercial corridor. In June 2010, the City Council approved a contract second amendment in an amount not to exceed \$425,000.00 for an expanded scope of services to include construction design services related to the Angier-Driver Project. This brought the total value of the contract to \$724,945.00. Finally in February 2011, a third amendment to the contract was approved by City Council that added \$35,600.00 to the contract, enhancing the scope of services to include design services for a civic project to be done at Little Five Points and design services for water main designs and traffic signalization. This brought the total value of the contract to \$760,545.00.

### **Issues/Analysis**

The City of Durham has strengthened its focus on the economic stability and vitality of its low and moderate-income neighborhoods. Although some public and private investments have helped to add life to some Targeted Community Development Areas, based upon the goals of the 2006 RKG Neighborhood Assessment and the input received from residents in various civic engagement sessions, there is still work to be done related to public infrastructure in the Targeted Neighborhood Commercial Corridors.

In August of 2011, the City advertised for bids for the Angier /Driver intersection streetscape project. The City was forced to reject all bids on the project that were received in September 2011, due to pricing being submitted in excess of the estimates, past performance issues of firms on other projects, and/or certain firms not meeting the City of Durham contracting requirements. This item contains recommendations that would facilitate additional services for the streetscape project being performed at the Angier-Driver intersection by E.G. & G, Inc. of Akron, Ohio and as such, recommends a contract amendment that would reduce the scope limits of the plans to eliminate South Driver from the edge of the 35 foot alley behind Joe's Diner south to Pettigrew St.; to incorporate the removal and replacement of the sidewalk and storm water improvements along South Driver Street; and include sewer improvements on Angier Avenue. OEWD and the department of Public Works recommends that the contract amount be increased by an additional \$84,990.00.

In August of 2009, staff anticipated surplus monies with the Liggett Street Streetscape line item in the Capital Improvement Plan budget that were made available due to a reduced scope of work and low construction prices for the West Village II Streetscape Project. Staff

indicated that a recommendation would be made to Council regarding how surplus funds should be spent. In June 2010, City Council approved an initial request of \$1,000,000.00. As stated earlier, this item contains a recommendation to transfer the remaining funds from the Liggett Street line item to the Capital Improvement line item for Neighborhood Streetscapes. By approving the request to allocate an additional \$471,670.00 toward neighborhood streetscapes, it would be vital step toward the goal of viable healthy and vibrant neighborhood commercial area at the Angier/Driver intersection.

**Alternatives**

The City Manager could decide to not approve the amendment to the contract and or could choose to distribute funding in a different manner.

Approval of the recommendation to transfer funds from the Liggett Street line item to the Capital Improvement line item for Neighborhood Streetscapes is necessary to ensure that the project could be completed.

Approval of the amended contract is necessary for the continued implementation of Targeted Neighborhood Commercial Area Streetscape Projects in the Angier-Driver area.

**Financial Impact**

Funding sources for Angier/Driver Streetscape neighborhood public infrastructure improvements:

Angier/Driver Neighborhood Streetscape	\$ 2,950,055.00
Water E&I	\$ 970,000.00
Storm Water	\$ 220,000.00
<u>Remaining CIP Liggett W. Main Street</u>	<u>\$ 471,670.00</u>
Total Estimated Available funding	\$ 4,611,725.00

Of this amount, \$84,990.00 is recommended for construction design services. Angier/Driver Streetscape project code, 32027900-728600-70002. This would yield \$4,526,735.00 for construction of the project.

**SDBE Summary**

This is a contract amendment and was not reviewed for compliance with the Ordinance to Promote Opportunities in City Contracting.