



Date: September 4, 2012

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Reginald J. Johnson, Interim Director
Department of Community Development
Subject: Assignment to City of Self-Help Contract with O'Brien Architecture PLLC

Executive Summary

In 2011, the Durham City Council authorized the execution of a contract with the Center for Community Self-Help (Self-Help) to fund architectural and engineering services associated with the development of the initial homeownership units in the Southside project area. Subsequently, in August 2011, Self-Help entered into a contract with O'Brien Architecture PLLC who, in turn, established a sub-contractual relationship with the design firm of Haden Stanziale. Council has since approved two amendments to the Self-Help contract to increase the City's funding to \$360,772.00. In June 2012, Council approved a contract with the Center for Community Self-Help providing for the City's purchase of 71 residential parcels in Southside, including those slated for homeownership development. This assignment provides for a direct relationship between the City and O'Brien Architecture in completing the approved scope of work and has the effect of removing Self-Help as an intermediary.

Recommendation

The Department of Community Development recommends that City Council authorize the City Manager to execute the assignment to the City of the contract between the Center for Community Self Help and O'Brien Architecture PLLC for the Southside Revitalization Project.

Background

Self-Help selected the O'Brien Architecture design team utilizing the City of Durham's Request for Qualifications (RFQ) process. City staff was represented on the selection panel.

The site plan associated with the initial homeownership development has been submitted for review and approval with the City of Durham as the applicant and initial comments have been received. Haden Stanziale anticipates site plan approval in early December.

Given severe slopes on many the residential lots, significant cut and fill is planned to create more functional and desirable building sites. The anticipated issuance of the grading bid package is late September with Council action on the award of the grading contract to occur in December. Construction documents for infrastructure improvements consisting of water and sewer line replacement, sidewalks, street trees and related improvements will be ready for bidding in late November with Council action on the award of the infrastructure contract to occur in early February. The anticipated date for having finished lots ready for home construction is early March 2013.

Issues and Analysis

Under the existing contract with O'Brien Architecture, Self-Help has responsibility for managing the contract and is reimbursed for payments to O'Brien. With the assignment, O'Brien will directly invoice the City for services provided under the second amendment to its contract and Self-Help will cease to function as a pass-through. The Department of Community Development will have direct contract management responsibility and will provide direction and guidance to the design team.

Alternatives

The existing contractual structure could remain in place. However, that structure requires Self-Help to issue payments to O'Brien and then requests reimbursement from the City. With the City's pending purchases of the Self-Help properties, Self-Help has only peripheral involvement in the first phase of homeownership development.

Financial Impact

There is no financial impact associated with the assignment as the total contract amount is already encumbered. The funding source is housing bond program income.

SDBE Summary

Not applicable to this item.

Attachments

Southside West Project Timeline (site plan, grading and infrastructure).