



Date: August 6, 2019

To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Jina B. Propst, Interim Director, General Services Department
Subject: Design Services with Vines Architecture, Inc. for the Weaver Street and W.D. Hill Recreation Center Renovations Project

Executive Summary

The Weaver Street and W.D. Hill Recreation Center Renovations project will focus on maintenance issues, replace aging systems and address security needs at the facilities.

Request for Qualifications for architectural services was advertised on May 16, 2019; a pre-proposal conference was conducted on May 29, 2019; and written submittals were received on June 16, 2019. Six submittals were received, and Vines Architecture, Inc. was determined to be the top ranked firm, and staff negotiated an acceptable fee within the project budget.

Recommendation

The General Services Department recommends that City Council:

To authorize the City Manager to execute a design contract with Vines Architecture, Inc. for the Weaver Street and W.D. Hill Recreation Center Renovations project up to the amount of \$165,000;

To establish a contingency fund for the contract in the amount of \$16,500; and

To authorize the City Manager to negotiate and execute amendments to the design contract provided the total contract cost does not exceed \$181,500.

Background

The scope of work at Weaver Street will include replacement of the roof, basketball goals, bleachers, flooring and windows. It will also include renovation of the kitchen and a new opening between the gym and the administrative office for improved visibility.

W.D. Hill scope will include replacement of the roof, bleachers and movable partitions, as well as gymnasium floor repair and HVAC replacement in the senior center. The project will also include improved security enhancements, exploring changes to the front entrance to make it better protected, yet inviting to visitors. A focus of the design team will be how to best integrate security improvements through design.

Issues and Analysis

The Request for Qualifications for the design contract was advertised on May 16, 2019, and six proposals were received on June 16, 2019. The review team was composed of members from General Services, Parks & Recreation, and Equity & Inclusion. The team shortlisted and interviewed three firms on July 3, and these firms were DTW Architects + Planners, Vines

Architecture and RRMM Architects. Following the interviews, the team selected Vines Architecture as the most qualified, and the design contract was negotiated. Vines Architecture scored well by the review team due to their experience with security design in public projects, as well as projects with multiple stakeholders and phased construction in occupied buildings. Also notable was their focus on the communities surrounding the parks and the strength of their overall design team.

The anticipated project schedule is as follows:

Design Start	Summer	2019
Bidding	Spring	2020
Construction Start	Summer	2020
Project Completion	Winter	2021

Alternatives

Delaying or terminating the planned renovations is not recommended, due to escalation and other rising construction costs. Many of the systems proposed for replacement are beyond their useful life, and costs will continue to accrue as systems degrade.

Financial Impact

Funds for this project are currently budgeted and available as follows:

FUNDING SOURCES

CIP FY 2020	\$ 1,429,000
Total Revenues	\$ 1,429,000

PROJECT COSTS

Professional Services	\$ 165,000
Professional Services Contingencies	\$ 16,500
Construction	\$ 1,091,000
Construction Contingencies	\$ 109,100
Public Art (1% of construction budget)	\$ 10,700
Owner Expenses	\$ 36,700
Total Expenditures	\$ 1,429,000

Equal Business Opportunity Summary

The Equity & Inclusion Department reviewed the proposal submitted by Vines Architecture of Raleigh, NC. It was determined that they are in compliance with the Ordinance to Promote Equal Business Opportunities in City of Durham Contracting.

M/W UBE REQUIREMENTS

The goals are MUBE 8% and WUBE 6% goals for this project as the Department of General Services.

The MUBE and WUBE goals were met:

Firm	ID	City/State	Amount	% of Contract
Vines Architecture	MUBE	Raleigh, NC	\$133,100	92%
Lynch Mykins Structural Engineers	WUBE	Raleigh, NC	\$9,900	6%

WORKFORCE STATISTICS:

Total Workforce:

Employment Category	Total Employees	Total Males	Total Females
Project Managers	3	2	1
Professional	8	6	2
Technical	7	4	3
Clerical	2	1	0
Labor	0	0	0
Total	20	13	7

Male:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races
Project Manager	1	1	0	0	0	0
Professional	4	1	0	1	0	0
Technicians	4	0	0	0	0	0
Clerical	1	0	0	0	0	0
Labor	0	0	0	0	0	0
Total	10	2	0	1	0	0

Female:

Employment Category	White	Black	Hispanic	Asian or Pacific Islander	Indian or Alaskan Native	Two or More Races
Project Manager	0	1	0	0	0	0
Professional	2	0	0	0	0	0
Technicians	2	0	1	0	0	0
Clerical	1	0	0	0	0	0
Labor	0	0	0	0	0	0
Total	5	1	1	0	0	0

Attachments

- Attachment A – AIA B101-2017 Design Contract
- Attachment B – Exhibit A – Schedule of Deliverables
- Attachment C – Exhibit B – Insurance Requirements
- Attachment D – Exhibit C – Examples of Certificates
- Attachment E – Map: Weaver St. and W.D Hill Recreation Centers