



Legislation Text

File #: 18-0156, **Version:** 1

Resolution Determining the Peninsula Community Foundation, Inc. to be the Only Source Practicably Available from which to Procure Professional Planning and Design Services for the Olde Hampton Neighborhood and the Proposed Mary Jackson Neighborhood Center and Authorizing the Negotiation and Execution of a Purchase Contract with the Peninsula Community Foundation as "Sole Source"

PURPOSE/BACKGROUND:

City Council has previously endorsed a partnership between the Peninsula Community Foundation, Inc. (the "Foundation") and the City of Hampton to facilitate neighborhood revitalization efforts in the Olde Hampton neighborhood. More specifically, this effort is focused on the potential to integrate initiatives centered on both new housing and revitalization of existing housing while also enhancing the neighborhood's social and civic capacity to reach its full potential. This partnership approach with the Foundation is consistent with the basic tenets of the Hampton Neighborhood Initiative because it addresses the physical, social and civic assets of a neighborhood in an integrated fashion.

Central to this effort will be the re-design of Grant Park and the design and construction of the proposed Mary Jackson Neighborhood Center. The Mary Jackson Neighborhood Center design must be integrated into the Foundation's ongoing work with the larger Olde Hampton Neighborhood in order to ensure all design elements work harmoniously together toward the revitalization of the area. The Foundation began working with the neighborhood in the fall of 2017 to survey the needs and assets of the neighborhood and has agreed to take the lead in facilitating and continuing a collaborative process with the City, Hampton Redevelopment and Housing Authority (HRHA), as well as the neighborhood leadership. Going forward, the Foundation will serve as the team convener and facilitator. End products for this effort will include: (1) Site location and design of the proposed Mary Jackson Neighborhood Center; (2) Re-design of Grant Park to integrate with the new neighborhood center and proposed housing; and (3) conceptual design for additional new housing on land owned by the City and/or HRHA. Public infrastructure improvements to support the new development will be identified at a conceptual level. Once design for the new neighborhood center has been approved, the City will then proceed with construction.

Funds that the City would have applied to the planning and design of Grant Park and the neighborhood center will be transferred to the Foundation. To assist its efforts, the Foundation proposes to hire a planning and design firm qualified to perform this type of work (WPA Architects) which also meets the City's SWAM qualifications. All products produced under an Agreement with the Foundation will be the property of the City of Hampton and will be approved by the appropriate City staff prior to disbursement of the funds to ensure the work meets the City's objectives and standards.

Under the assumption that this resolution is approved, the Foundation intends to proceed with the design process with an anticipated delivery date for the new design being submitted to the City for final approval in January/February 2019. The actual amount of the fee proposal is still somewhat fluid as some details that would affect the actual fee are yet to be determined. As such, we are recommending that the fund transfer to the Foundation be set at a not-to-exceed figure of \$400,000. These funds will cover all of the expenses the City would normally incur such as: architectural, planning and engineering services; cost estimating services; LEED Certification & energy modeling; topographic and boundary survey; building commissioning (testing the building systems to ensure they meet design standards); geotechnical services; special inspections (procedures to provide appropriate expertise in the implementation and inspection of the structural design elements); interior design and graphics; security systems; furniture, fixtures and equipment; permit and utility connection fees; and communications and data.

Recommendation:

Approve the resolution authorizing staff to proceed with the agreement with the Peninsula Community Foundation, Inc.

WHEREAS, the City Council has previously endorsed a partnership between the Peninsula Community Foundation, Inc. (the "Foundation") and the City of Hampton to facilitate neighborhood revitalization efforts in the Olde Hampton neighborhood;

WHEREAS, central to the Hampton Neighborhood Initiative for the Olde Hampton neighborhood is the re-design of Grant Park and the design and construction of the proposed Mary Jackson Neighborhood Center as well as revitalization of surrounding housing and the addition of new housing;

WHEREAS, the City Council recognizes the public interest in providing the most efficient means reasonably available and affordable to plan and design the Mary Jackson Community Center and surrounding Olde Hampton Neighborhood;

WHEREAS, the Foundation has been working with the City, Hampton Redevelopment and Housing Authority ("HRHA"), and the Olde Hampton Neighborhood since the fall of 2017 to survey the needs and assets of the neighborhood and, as such, is uniquely familiar with the goals and objectives of those entities;

WHEREAS, the Mary Jackson Neighborhood Center design must be integrated into the City, HRHA's, and Foundation's ongoing work with the larger Olde Hampton Neighborhood in order to ensure all design elements work harmoniously together toward the revitalization of the area;

WHEREAS, in light of these circumstances, the City Manager has concluded and the City Council agrees that the Foundation is the only source practicably available from which to procure professional planning and design services for the Olde Hampton Neighborhood and the proposed Mary Jackson Neighborhood Center;

WHEREAS, to assist its efforts, the Foundation proposes to hire a planning and design firm

qualified to perform this type of work and, upon adoption of this resolution and subsequent execution of a contract, will proceed with the design of the building and surrounding Olde Hampton area by working with the design professionals and continuing to serve as convener and facilitator between the neighborhood, HRHA, and the City, with an estimated delivery date of plans for the neighborhood center being January/February 2019;

WHEREAS, while the actual amount of the fee is not yet determined, the City Manager has recommended that the contract not exceed \$400,000.00, which will cover standard expenses included: architectural, planning and engineering services; cost estimating services; LEED Certification & energy modeling; topographic and boundary survey; building commissioning (testing the building systems to ensure they meet design standards); geotechnical services; special inspections (procedures to provide appropriate expertise in the implementation and inspection of the structural design elements); interior design and graphics; security systems; furniture, fixtures and equipment; permit and utility connection fees; and communications and data; and

WHEREAS, the City Council has determined that this price is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hampton, Virginia as follows:

1. That the contract for procuring the services described above may be negotiated and awarded to Peninsula Community Foundation, Inc. as a "sole source" without competitive sealed bidding or competitive negotiation as set forth in Virginia Code Section 2.2-4303.E;
2. That the City Manager or his authorized designee is hereby authorized to negotiate and execute a purchase contract with Peninsula Community Foundation, Inc., and
3. That the notice awarding the contract to Peninsula Community Foundation, Inc. shall be posted in a public place pursuant to Virginia Code Section 2.2-4303.E.