



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:	April 5, 2018
SUBJECT:	Request for proposal results for Water Street specification writing and construction management
PREPARED BY:	Kathryn Kasper, Purchasing Agent
SUMMARY:	<p>City staff requests that the RDA approve the results of a Request for Proposal process for specification writing and construction management relating to the demolition and environmental remediation of the Water Street Redevelopment area and authorize City staff to negotiate and execute a contract on behalf of the RDA.</p>
PROJECT BACKGROUND & ANALYSIS:	<p>The Rootworks Committee decided, as a whole, to enlist the services of an environmental and engineering firm to assist in writing the specification for remediation and demolition of the properties and construction management for the project. These requests for proposals went out Feb. 16th and were due back on March 14th. A selection committee consisting of, Tom Eeg, Assistant Commissioner of Public Works, Robert Rafel MBA, Parks & Facilities Specialist and Michael Lechner, housing Technician reviewed proposals after receipt. The City's Purchasing Agent sat in on the discussions, reviewed the proposal and facilitated discussion.</p> <p>The selection committee recommends the RDA select KSingh for the specification writing and project management associated with the abatement and demolition of the Water Street properties. Upon the direction of the RDA, City staff will negotiate and work out contract details on behalf of the RDA with any level of input from RDA members as desired.</p> <p>The amount of the construction management services as outlined in the proposals had to be based on a number of assumptions in order to come up with a workable and comparable amount between proposals. As with any project of this type, there are many potential unknown situations with hazardous materials and project timeline that will not be apparent until the contractors are chosen and the demolition begins.</p> <p>Once the RDA approves moving forward with a firm for these services, attorney's office will assist the RDA in contracting with the approved firm. City Development, Parks, Purchasing and Public Works will work with the selected firm to carefully write demolition specifications to be released for bid. The timelines for bid release is June 15, 2018 at the latest; the team is striving to release demolition bids at the beginning of June if possible.</p>
RECOMMENDED ACTION:	<p>Recommend that City Staff be authorized to negotiate and execute a contract, on behalf of the RDA, with KSingh for the provision of specification writing and construction/project management for the remediation and demolition of the collection of properties and buildings known as the Water Street Redevelopment area.</p>
FISCAL NOTE:	<p>KSingh's proposal outlines specification writing as \$25,526.40 and the project management piece to be \$110,416.00 for a grand total of \$135,942.40. KSingh has also provided the City with a listing of all personnel and billable rates that will be utilized on this project. Funds for the this project will come from 40018 52100 TID #18 Professional Services</p>