



City of Racine, Wisconsin
Agenda BRIEFING MEMORADUM

AGENDA DATE:

May 8, 2023

SUBJECT:

Communication sponsored by Mayor Mason requesting permission to enter into a sole source professional services agreement for Owner’s Representation, Estimating, Commissioning Services and Pre-Development Construction Services for project contract #2023152-Lincoln King Clinic and Community Center.

PREPARED BY:

Paul Vornholt, City Administrator

EXECUTIVE SUMMARY:

To enter into a professional services agreement with Concord Group not to exceed \$494,753 and that the Mayor and Clerk be authorized to execute the agreement.

Background and Analysis:

The City of Racine is developing a new multi-use development of approximately 77,835 gross square feet for the Lincoln-King neighborhood and larger Racine community. The vision is to create a campus-like hub for the neighborhood and the adjacent Julian Thomas Elementary School. The City’s goal for this development is to construct net zero energy buildings for long-term operational resilience, environmental stewardship, and to inspire future sustainable developments. The development will achieve net zero through a combination of renewable energy sources (geothermal, photovoltaics), high performance building design, and other creative sustainable solutions.

The new development will consist of a community center, health clinic, and public health department. The community center will have a welcoming design with a lobby and lounge open to the public, multipurpose activity space, gymnasium, and community fitness area. The health clinic will offer medical, dental, behavioral health, mobile care, and other health-related services on the clinic’s first floor. There will also be administrative space for the public health department as well as an accessible safe room for the surrounding area. Outside, the site will have multiple sports courts, a community plaza, and an open lawn to provide ample options for gatherings and play outdoors.

The project team includes the SmithGroup for architecture, The Concord Group for OwnerRepresentative services. Lincoln King Community Center Development Partners, LLC (LKCC Development Partners) was engaged as a development partner under a competitive RFQ process. Construction is anticipated to be Q3 2023 to Q2 2025 with The City of Racine’s move-in to occur in mid-2025. 2. Alternative Project Delivery Process.

Contract deliverables and timelines are in the attachment to this file from Concord Group titled “Racine LKCCC – Real Estate Deal”

BUDGETARY IMPACT:

Funding is available in 20314 52100 22912 ARPA Infrastructure Grant Lincoln King Clinic and Community Center – Professional Services not to exceed \$494,753

RECOMMENDED ACTION:

The Mayor and City Clerk be authorized to execute and sign the professional service agreement with Concord Group for above stated services for contract #2023152.